



**Apt 9, Gorton Oaks, 17, Murdoch Road
Wokingham
Berkshire, RG40 2DR**

Offers Over £475,000 Leasehold



This impressive two bedroom penthouse apartment is set in a gated development within well maintained grounds with ample parking at the front. The well presented accommodation comprises entrance hall, spacious open plan living/dining room with additional velux windows above, feature fireplace and inset downlighters. The generous master bedroom offers en suite bathroom facilities and fitted wardrobes, bedroom two also has fitted wardrobes and an adjoining shower room which can also be accessed from the hall.

- Prestigious town centre location
- Stunning open plan living/dining room
- Lift in the block and allocated underground parking
- Over 950 sq ft of space
- Stylish en suite bathrooms
- Private landscaped gardens

The well maintained communal rear gardens are laid mainly to lawn with well stocked borders comprising a variety of plants and flowers. There is gated side access leading to the front driveway with ample visitor parking and allocated residents underground parking. The secure development is gated, set back from Murdoch Road and screened by hedge borders. Gorton Oaks benefits from a lift service to all 4 floors (including underground parking) - remote key access to the Entry Gate and also the Underground Parking and also coded access to the front door of the property

Gorton Oaks is set in one of Wokingham's most prestigious road within a few minutes walk of Market Place in Wokingham town centre and train station. Langborough Recreation Ground which leads to rural walks is c.175 metres away. The area is ideal for families, mature residents and young professionals, with wide residential roads and various primary and secondary schools nearby. There are newly built Places for People Leisure facilities close by in Wellington Road.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Leasehold information

Term: 125 yrs from 1st January 2004

Years remaining: 105

Annual Service charge: £4,352.12 - 1st March 2024 to 28 February 2025

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





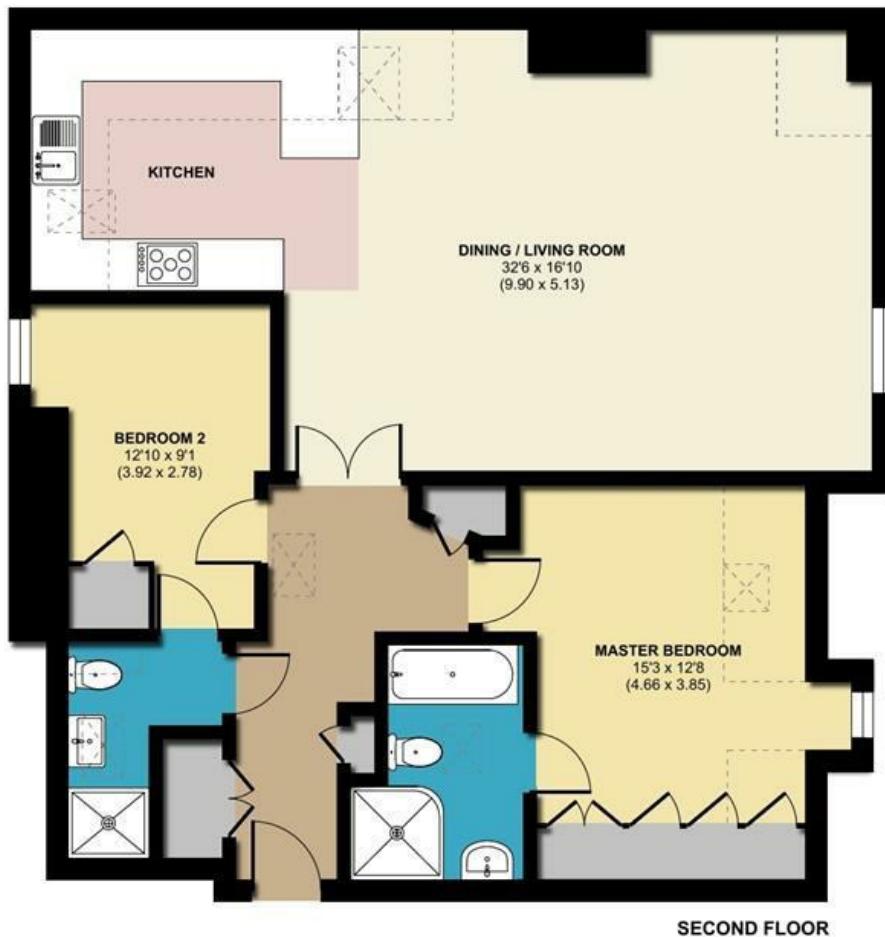
Floorplan

Murdoch Road, Wokingham

Denotes restricted head height

Approximate Area = 845 sq ft / 78.5 sq m
Limited Use Area(s) = 125 sq ft / 11.6 sq m
Total = 970 sq ft / 90.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1206147

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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