



**22 Wilmott House, Ashville Way
Wokingham
Berkshire, RG41 2AY**

£250,000 Leasehold



A stylish and well presented two bedroom, two bathroom second floor apartment set within a modern development on Ashville Way, Wokingham. Offering bright, spacious interiors and a thoughtfully designed layout, this home benefits from lift access and an allocated parking space. Its excellent location puts Wokingham train station and the vibrant town centre within easy walking distance, making it ideal for commuters and anyone seeking contemporary living close to amenities.

- Modern second-floor apartment with lift access
- Two double bedrooms and two bathrooms
- Short walk to Wokingham train station and town centre
- Bright open-plan kitchen/living/dining space
- Allocated parking space
- Excellent access to A329(M) and M4 for commuters

The apartment sits in a well-maintained block with secure entry, landscaped communal areas and an allocated parking space. A lift provides effortless access to the second floor.

Ashville Way is a sought-after residential location within a short stroll of Wokingham's mainline station, which offers direct services to Reading and London Waterloo. The town centre provides an array of shops, cafés, and restaurants, along with good road links to the A329(M) and M4.

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Leasehold information

Term: 125 yrs from 1st January 2011

Years remaining: 111

Annual Service charge: c.£1,773.96

Annual Ground rent: c.£275.00

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

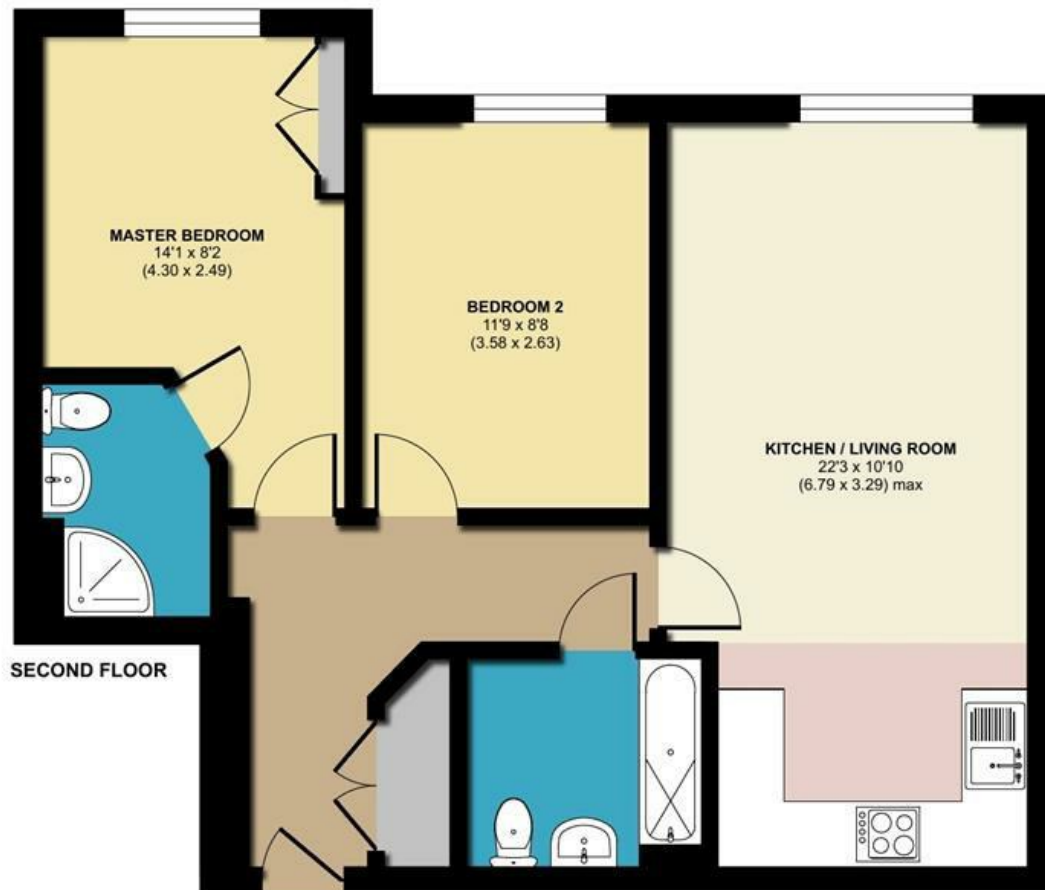




Wilmott House, Ashville Way, Wokingham

Approximate Area = 638 sq ft / 59.2 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 2025. Produced for Michael Hardy. REF: 1354200

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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