





FLAT 8, THRESHING HOUSE, HARVEST PATH, FINCHWOOD PARK, WOKINGHAM, BERKSHIRE, RG40 4AF

£104,000 LEASEHOLD

A 1 BEDROOM FIRST FLOOR APARTMENT ON THIS POPULAR MODERN DEVELOPMENT ON A 40% SHARED OWNERSHIP BASIS WITH NO ONWARD CHAIN.

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DESCRIPTION:

Available for £104,000 for 40% share based on the marketing figure of £260,000.

Located within the sought-after Finchwood Park development, this well-presented first floor one-bedroom apartment offers modern living with its practical layout.

The apartment has been thoughtfully designed to maximise space and functionality. The generous, dual-aspect double bedroom benefits from tranquil greenery views and a large integrated wardrobe. The open-plan living area accommodates a comfortable lounge, kitchen, and space for a dining table or home office setup. The stylish kitchen includes plentiful storage and integrated appliances, such as a fridge-freezer, dishwasher and also washing machine/tumbledryer. From here, French doors open onto a Juliet balcony – perfect for enjoying fresh air during the warmer months with a pleasant view.

Finchwood Park has quickly become one of the most desirable new-build developments in the area. It is situated within the highly regarded Bohunt School catchment area and offers excellent access to both Reading and the M4, making it ideal for commuters. Residents enjoy proximity to natural green spaces, including the much-loved California Country Park. With a new Sainsbury's supermarket and cafes, the convenience and appeal of this location are only set to grow.

ELIGIBILITY

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

When you're ready, you can buy more shares until you staircase to owning 100% of your home.

To be eligible for shared ownership you would need to meet the following criteria.

• Your annual household income does not exceed £80,000

• You have a deposit of at least 5% of the share value

• You do not own another property or have your name on the deeds or a mortgage for a property worldwide.

• This will be your only residence.

• You are a permanent UK resident or have indefinite right to remain.

Rent £368.73 per month

Service Charge £110.00 per month.

Insurance charge £12.23 per month

Management Charge £12.00 per month

An annual rent increase takes place every April

Please note that a local connection to Wokingham is required. This could mean living, working or having family living in the area

AT A GLANCE

- No Chain
- First floor apartment
- Double bedroom
- Two large storage cupboards in the hallway
- Contemporary three-piece bathroom
- Allocated parking space with visitor bays
- Access to a communal bike and bin store
- Satellite/Fibre Availability Sky & BT
- Mobile coverage O2, EE, Vodafone & Three
- 990 years lease from 2023

Tenure: Leasehold

Service Charge: £1611.96 per annum

Council Tax Band: B

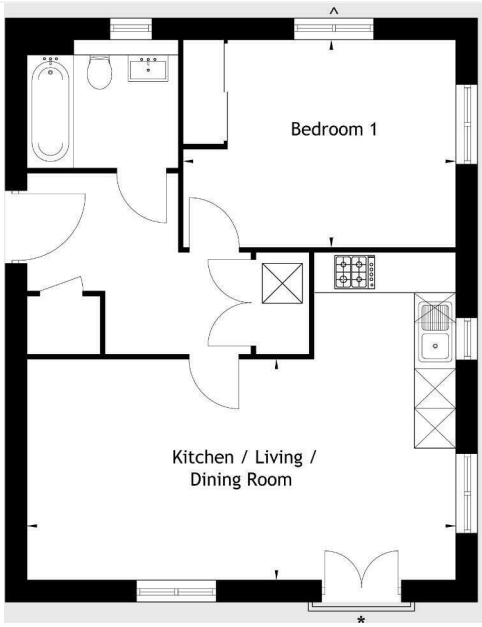

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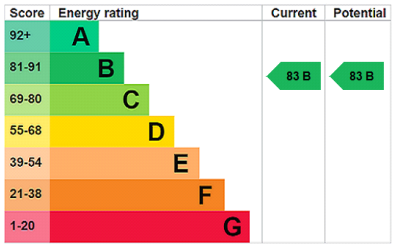




Kitchen / Living / Dining Room
6.43m x 3.30m
21'1 x 10'10

Bedroom 1
4.07m x 3.09m
13'4x 10'2

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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