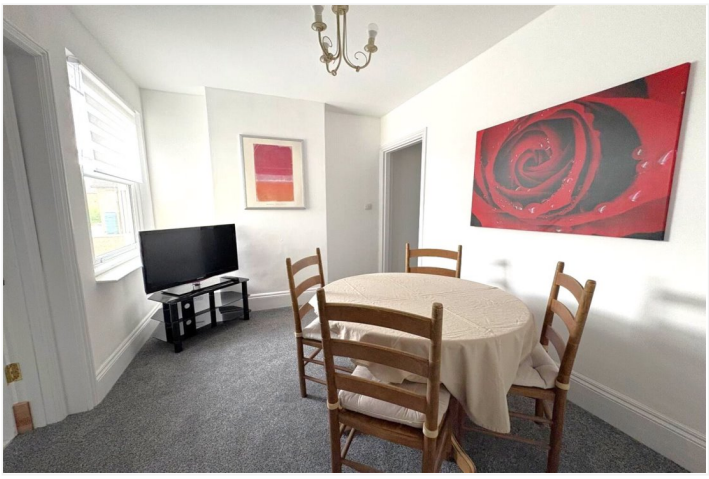






47A LONDON ROAD, WOKINGHAM, BERKSHIRE, RG40 1YA

£350,000 SHARE OF FREEHOLD

THIS SMARTLY REFURBISHED THREE DOUBLE BEDROOM SPLIT LEVEL CHARACTER VICTORIAN MAISONETTE IS SITUATED WITHIN EASY WALKING DISTANCE OF WOKINGHAM TOWN CENTRE.

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DESCRIPTION:

Nestled in a prime location, this newly refurbished two/three-bedroom Victorian apartment offers a rare blend of traditional charm and contemporary elegance. Boasting a share of freehold, this immaculately presented property is a haven for those seeking a modern lifestyle in a central town centre location. A secure communal hallway leads to the personal door with stairs leading to the first floor. To the front is a large welcoming room with a sense of grandeur featuring an open fireplace as the focal point, which lends itself to either a spacious reception room for entertaining or relaxing or a large Bedroom with plenty of space for furniture. Across the landing is a reception room which can be both a living space with sofa or an ideal dining room adjacent to the kitchen. The refitted kitchen is every home chef's dream, complete with a breakfast bar and new appliances. There is a modern newly fitted Bathroom suite with frosted window drawing in natural light. Moving upstairs, two generously sized double bedrooms await, both with far reaching views. Private gravel garden area.

A Tesla Powerwall 3 is a low cost energy source, providing an Eco-friendly home and keeping running costs down. Its prime location within Wokingham ensures easy access to local amenities while offering a peaceful residential retreat.

Charging a Tesla Powerwall 3 using cheap off-peak electricity—known as "tariff arbitrage"—allows you to buy low and use high, slashing grid reliance. You can use the battery during peak afternoon/evening hours, effectively bypassing expensive peak rates and significantly reducing your overall household electricity costs. This amazing feature is not shown in the EPC rating.

With its close proximity to the town centre, residents can enjoy all the amenities, dining, and shopping options just a stone's throw away. To the front of the property is on street parking or alternatively residents can apply for overnight parking permit at the nearby Easthampstead Road car park. This property presents a rare opportunity to own a slice of luxury living in a bustling urban setting with the added benefit of no onward chain complications, as well as being “Share of Freehold”.

Wokingham is celebrated for its vibrant community and excellent quality of life, making it a highly desirable location. The town boasts superb transport links, with Wokingham train station offering direct services to London Waterloo in approximately 1 hour 10 minutes and Reading in as little as 9 minutes, ideal for commuters. For families, Wokingham provides a selection of highly-regarded educational institutions, including several Ofsted 'Outstanding' schools such as The Holt School and Evendons Primary School. The area is rich in green spaces and recreational opportunities, with numerous parks and play areas like Elms Field, featuring a large adventure playground, and Joel Park and Holt Copse, a designated Local Nature Reserve. The town centre itself offers a lively atmosphere with a mix of independent shops and modern facilities, catering to diverse needs.

Given the property's desirable features and prime location, prompt viewing is highly recommended to fully appreciate all it has to offer. Opportunities like this in Wokingham are rare and tend to be secured quickly, so act swiftly to avoid disappointment.

AT A GLANCE

- Modern Kitchen
- Feature Fireplace
- High Ceilings
- Rooftop Views
- Tesla Powerwall 3
- Council tax band C Wokingham
- Ultrafast broadband 1800 Mbps
- Mobile coverage EE, Vodafone, Three & O2
- Satellite/Fibre TV available with Sky, BT & Virgin

Tenure: Share of Freehold

Term: 998 year and 11 months











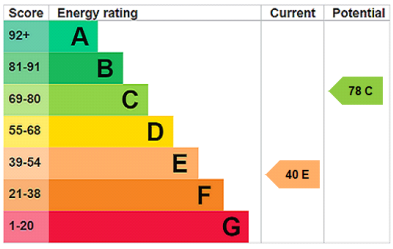
London Road, Wokingham

Approximate Area = 832 sq ft / 77.3 sq m
Limited Use Area(s) = 65 sq ft / 6 sq m
Total = 897 sq ft / 83.3 sq m
For identification only - Not to scale

Denotes restricted head height



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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