



FLAT 6, THRESHING HOUSE, HARVEST PATH, FINCHWOOD PARK, WOKINGHAM,
BERKSHIRE, RG40 4AF
£104,000 TO BE ADVISED

**AVAILABLE FOR £104,000 FOR 40% SHARE BASED
ON THE MARKETING FIGURE OF £260,000.**

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

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The apartment has been thoughtfully designed to maximise space and functionality. The double bedroom benefits from a large integrated wardrobe. The open-plan living area accommodates a comfortable lounge, kitchen, and space for a dining table and home office setup. The stylish kitchen includes plentiful storage and integrated appliances, such as a fridge-freezer, dishwasher and also washing machine/tumble dryer. 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 recently opened this location is 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.
- This property requires an applicant with a local connection to Wokingham Borough Council to purchase.

AT A GLANCE

- Immaculate 1 bedroom apartment
- 40% share based on the marketing figure of £260,000
- Please enquire for eligibility guidelines
- Allocated Parking Space
- Complete fibre broadband infrastructure.
- Pets subject to application - please enquire for more information
- Satellite/Fibre Availability Sky & BT
- Mobile coverage O2, EE, Vodafone & Three
- 990 years lease from 2023

Rent £372.45

Service Charge £110

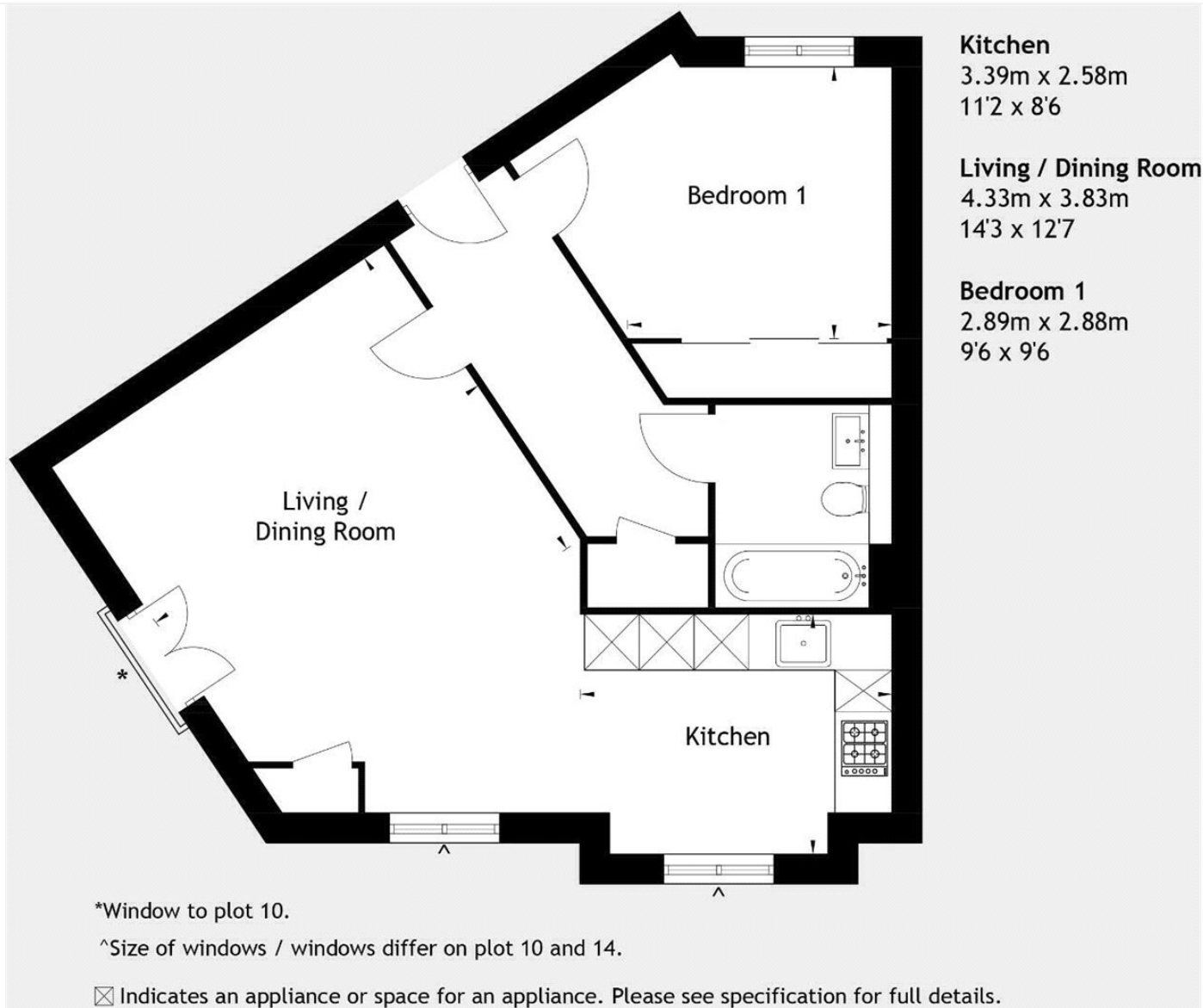
Insurance Charge £13.33

Management Charge £12.00

Total £507.78 plus mortgage required for 40% share.

An annual rent increase takes place every April





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.