



47 LONDON ROAD, WOKINGHAM, BERKSHIRE, RG40 1YA
£275,000 SHARE OF FREEHOLD

THIS ONE-BEDROOM GROUND FLOOR APARTMENT IS JUST A STONE'S THROW FROM WOKINGHAM TOWN CENTRE, MAKING IT A PERFECT STARTER HOME. IT'S AVAILABLE WITH NO ONWARD CHAIN.

Winkworth

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DESCRIPTION:

This contemporary residence boasts a thoughtfully designed layout, featuring a bright and airy living room, a well-appointed modern kitchen with integrated appliances, a comfortable double bedroom, and a sleek, modern bathroom. There is also a large cellar providing an excellent storage area. The double doors at the back of the property open to a timber deck which enjoys a wonderful southern aspect, perfect for summer bbq's. Easily managed garden provides delicious apples, rhubarb and a good selection of vegetables throughout the year. The apartment has been meticulously refurbished, presenting a turn-key solution for its next owner. Situated in a prime Wokingham location, this property combines comfort with practicality, providing an ideal living space for a discerning individual or couple.

Nestled in the heart of Wokingham, a charming historic market town consistently ranked among the happiest places to live in the UK, this property offers unparalleled access to a wealth of local amenities and excellent transport links. The vibrant town centre, just a short stroll away, boasts an array of independent shops, popular high-street retailers, delightful cafes, and diverse restaurants catering to all tastes. Residents can enjoy the traditional weekly markets held several times a week, offering fresh local produce and artisan goods. Commuters will appreciate the superb connectivity, with Wokingham train station providing direct services via Great Western Railway and South Western Railway, alongside extensive bus routes. The town also benefits from easy access to the M4 motorway. Families are well-catered for with a selection of highly-regarded state-funded and independent schools, known for their strong academic reputations. For leisure and recreation, Wokingham is surrounded by an abundance of green spaces, including numerous parks like Elms Field, Joel Park, and the expansive Dinton Pastures Country Park, offering endless opportunities for outdoor activities and relaxation. The area truly offers a balanced lifestyle, blending historic charm with modern conveniences.

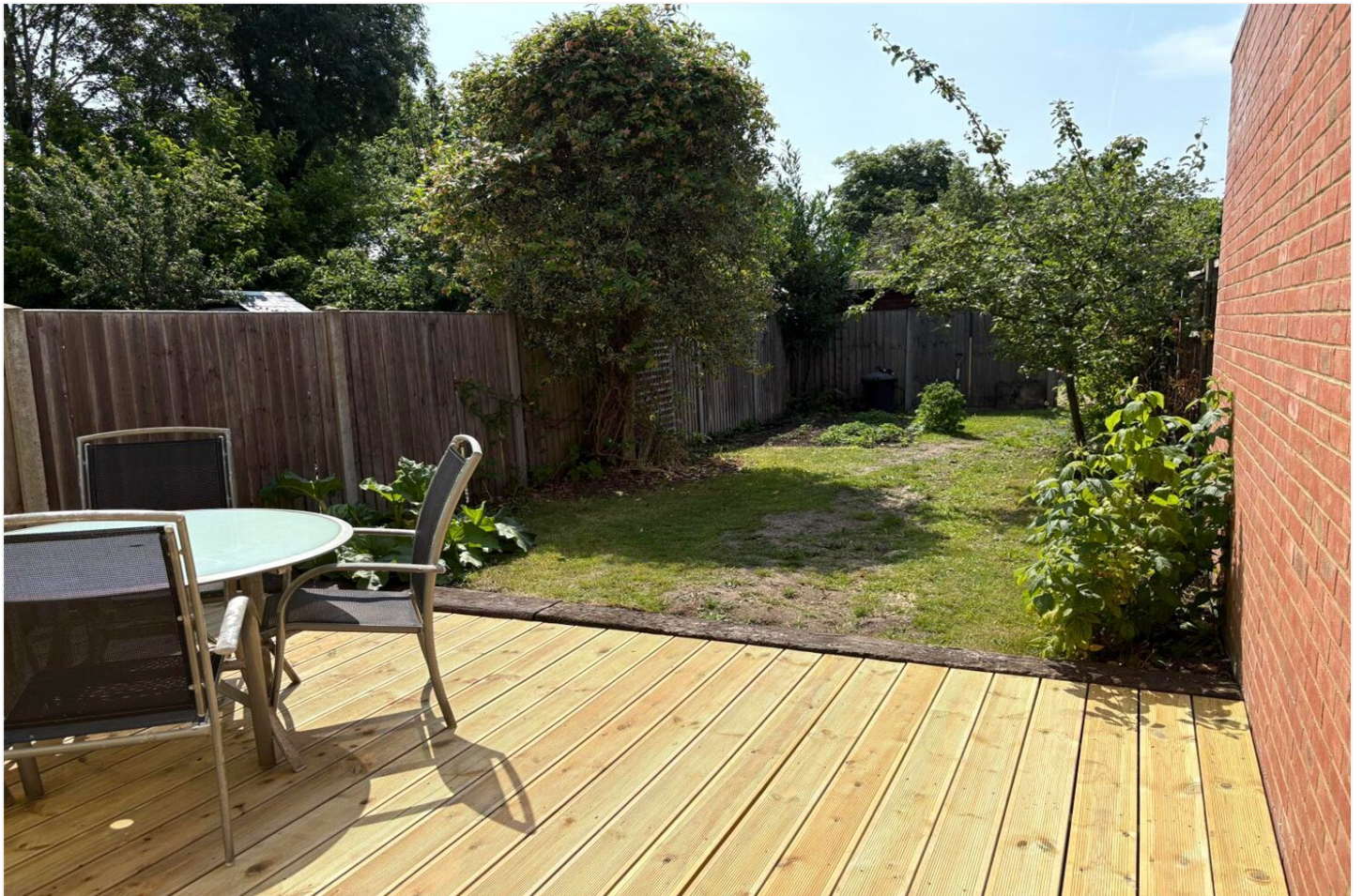
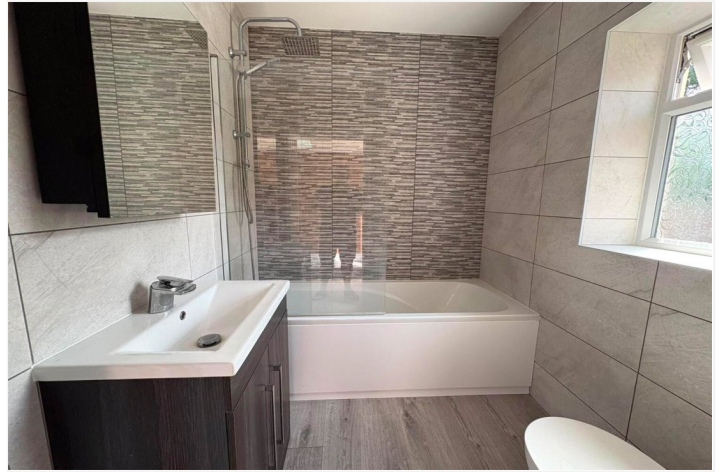
Opportunities to acquire a property of this calibre in such a sought-after location are rare. We highly recommend an early viewing to fully appreciate the quality and prime position of this exceptional flat.

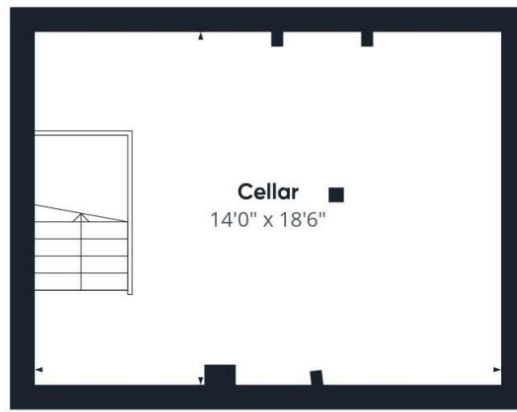
AT A GLANCE

- Ground floor apartment
- No chain
- Town centre location
- Basement
- South facing garden
- Modern kitchen & Bathroom
- Council tax band B Wokingham
- Ultrafast broadband 1800 Mbps
- Mobile coverage EE, Vodafone, Three & O2
- Satellite/Fibre TV available with Sky, BT & Virgin

Tenure: Share of Freehold

Term: 999 year and 0 months





Floor -1



Floor 0

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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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