





FLAT 6, BOYNE HOUSE, 56 QUILLER AVENUE, ARBORFIELD GREEN, BERKSHIRE, RG2 9TY

£280,000 LEASEHOLD

A BRIGHT AND SPACIOUS TOP-FLOOR APARTMENT ON THE POPULAR ARBORFIELD GREEN DEVELOPMENT, FEATURING TWO DOUBLE BEDROOMS, TWO BATHROOMS AND AN OPEN-PLAN LIVING SPACE WITH ACCESS TO A PRIVATE SOUTH-FACING BALCONY. FURTHER BENEFITS INCLUDE ALLOCATED PARKING, A PET-FRIENDLY DEVELOPMENT AND CONVENIENT ACCESS TO WOKINGHAM, LOCAL AMENITIES AND GREEN SPACES.

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DESCRIPTION:

Situated on the popular Arborfield Green development, this attractive top-floor apartment offers well-proportioned accommodation, with two double bedrooms, two bathrooms and a light-filled open-plan living space. The principal bedroom benefits from an en-suite, with a separate bathroom serving the remainder of the property.

The open-plan living/dining room enjoys plenty of natural light from dual-aspect windows and connects to a fitted kitchen featuring a range of base and eye-level units alongside integrated appliances. Double doors lead out to a private south-facing balcony, providing a pleasant spot to enjoy the sunshine or unwind at the end of the day.

Further benefits include allocated parking and a modern development which welcomes pets, making this an appealing option for first-time buyers, professionals or those looking to downsize.

The location offers convenient access to Wokingham town centre and its mainline railway station, while nearby green spaces, including California Country Park, provide opportunities to enjoy the outdoors. The property is also within the catchment area for the well-regarded Bohunt School.

AT A GLANCE

- NO ONWARD CHAIN
- 2nd Floor apartment
- 2 double bedrooms
- Master suite with wardrobes and ensuite
- Built by Crest Nicholson in 2023
- Long lease
- Good school catchments
- Ultrafast Broadband available 1800Mbps
- Satellite/Fibre available with BT & Sky
- Mobile coverage O2, Three, Vodafone & EE

Tenure: Leasehold

Term: 993 year and 11 months

Service Charge: £1947.75 per annum

Ground Rent: Peppercorn

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

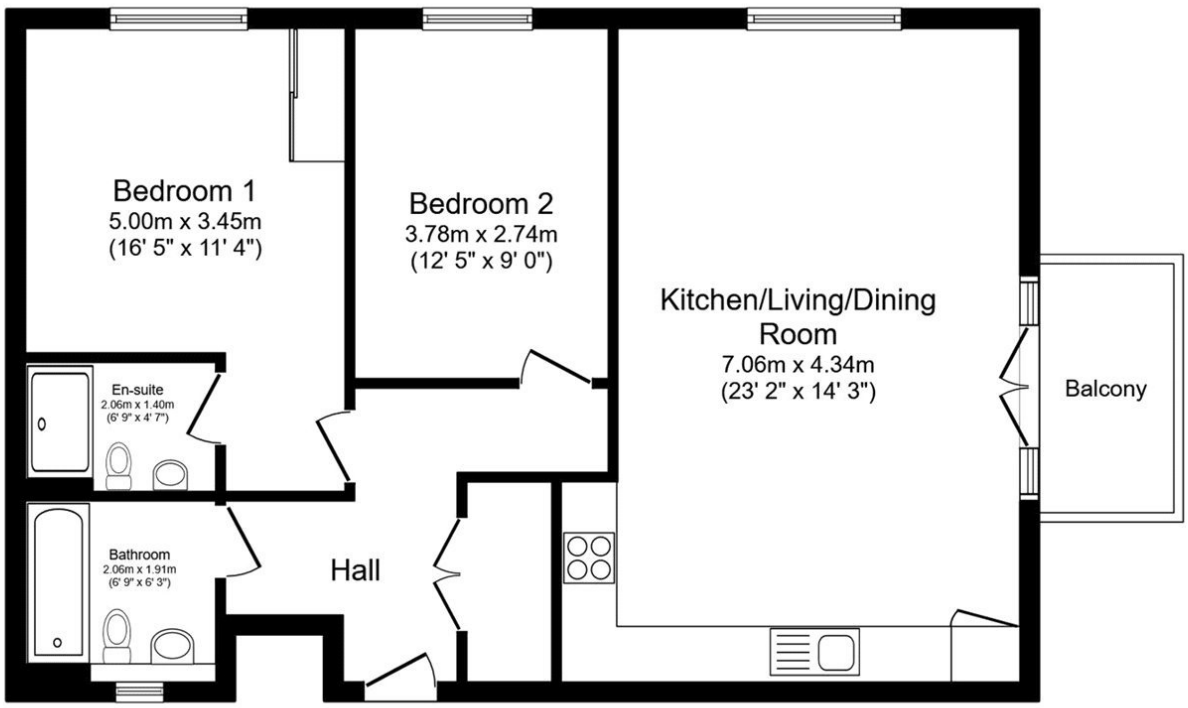










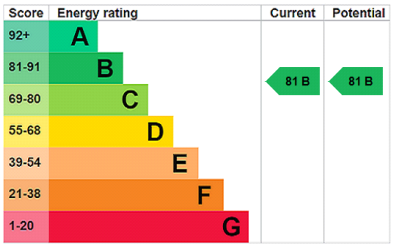


Floor Plan

Total floor area: 74.9 sq.m. (806 sq.ft.)

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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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