





FLAT 10, WESTBROOK COURT, 448 READING ROAD, WINNERSH, BERKSHIRE, RG41 5PP

£245,000 LEASEHOLD

OFFERED WITH NO ONWARD CHAIN COMPLICATION, THIS BRIGHT AND AIRY GROUND FLOOR APARTMENT WAS BUILT BY MILLGATE HOMES IN 2005.

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



DESCRIPTION:

A well presented ground floor apartment built by Millgate Homes in 2005 to a high specification and representing a good choice for either a first time buyer, investment landlord or downsizer. This is a generous sized apartment comes with two double bedrooms both with fitted wardrobes, quality en suite shower room to the main bedroom and luxury family bathroom. There is a range of integrated appliances in the kitchen and further benefits include radiator central heating and double glazed windows.

The advantage to being ground floor gives this flat direct access to a patio area and garden beyond and being in the second block at Westbrook courts its set further away from the main road making it a much quieter place to be.

Externally, there is one allocated parking space , four visitor bays, a bike and bin store, as well as well-tended communal gardens.

Convenience is key here with Winnersh train station a short 0.3 mile walk with a direct line to Reading in 11 minutes where the Elizabeth Line is now in service with a fast train into London Paddington too. There is a selection of other amenities within walking distance including a doctor's surgery and Sainsburys. There is easy access to the A329M and M4 too, so it is very well connected for a commuter.

AT A GLANCE

- No Onward Chain
- Ground floor apartment
- 0.3 Mile Walk To Winnersh Train Station
- 2 bedrooms and 2 bathrooms
- Council tax band C Wokingham
- Service charge circa £1500pa
- Ground rent £150 per annum
- 104 years left on the lease from a 125 year term
- Ultrafast broadband 1000 Mbps
- Satellite/Fibre TV available with BT, Sky & Virgin

Tenure: Leasehold

Term: 103 year and 7 months

Service Charge: £1500 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band:

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.











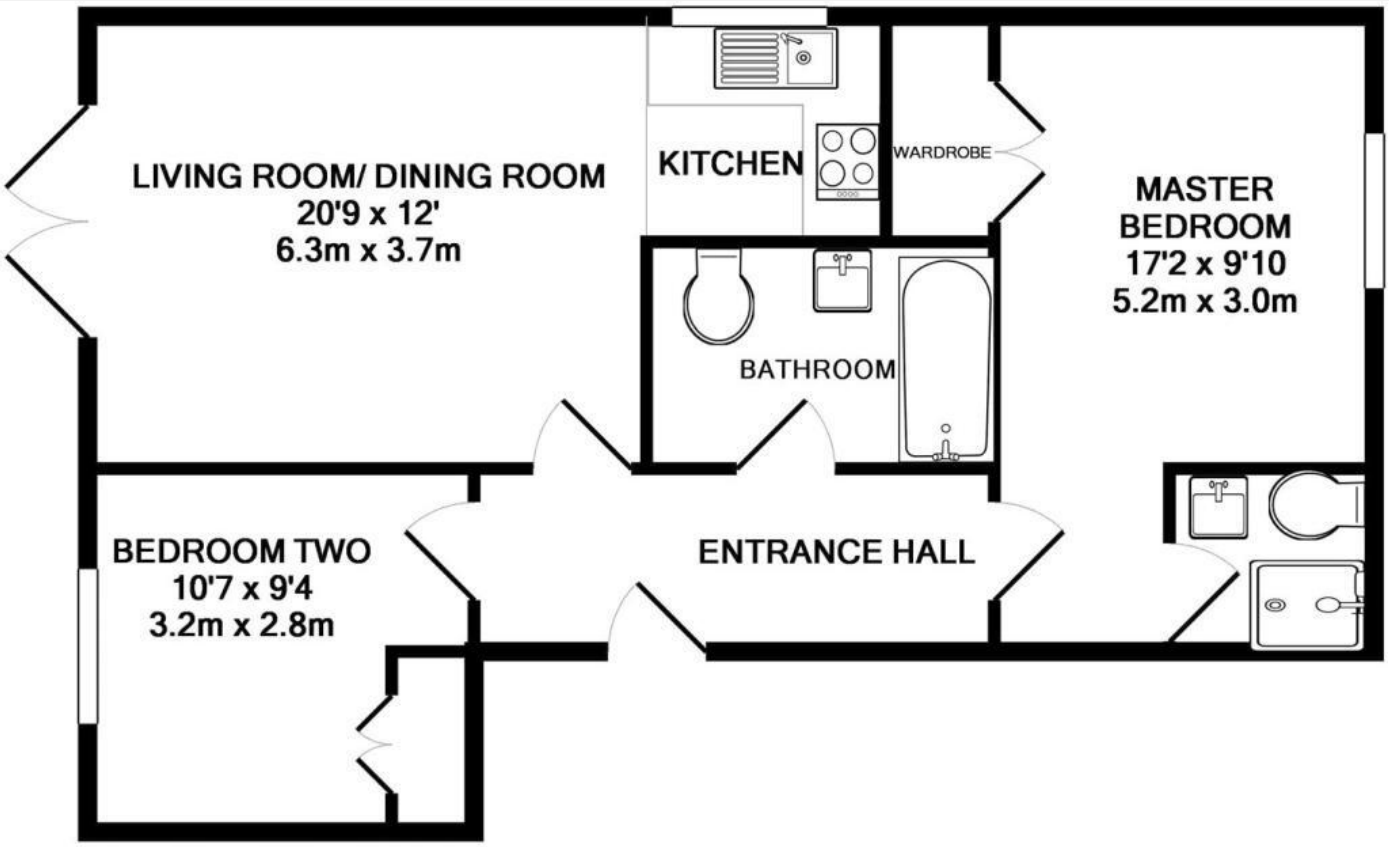

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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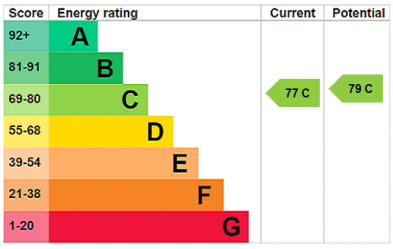
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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