



4 AQUILA CLOSE, WOKINGHAM, BERKSHIRE, RG41 3GF
£189,950 LEASEHOLD

SITUATED ON THE POPULAR WOOSEHILL DEVELOPMENT AND SET TOWARDS THE HEAD OF A QUIET CUL-DE-SAC, IS THIS WELL PRESENTED FIRST FLOOR MAISONETTE.

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DESCRIPTION:

Situated on the popular Woosehill development and set towards the head of a quiet cul-de-sac, is this well presented first floor maisonette.

The property offers well-proportioned accommodation with ample storage, including loft access and has a bright and spacious open plan living space that opens on to a refitted kitchen.

Set only a short distance from local amenities, Wokingham town centre and mainline railway station the property is likely to be of interest to a wide range of prospective purchasers and investment buyers.

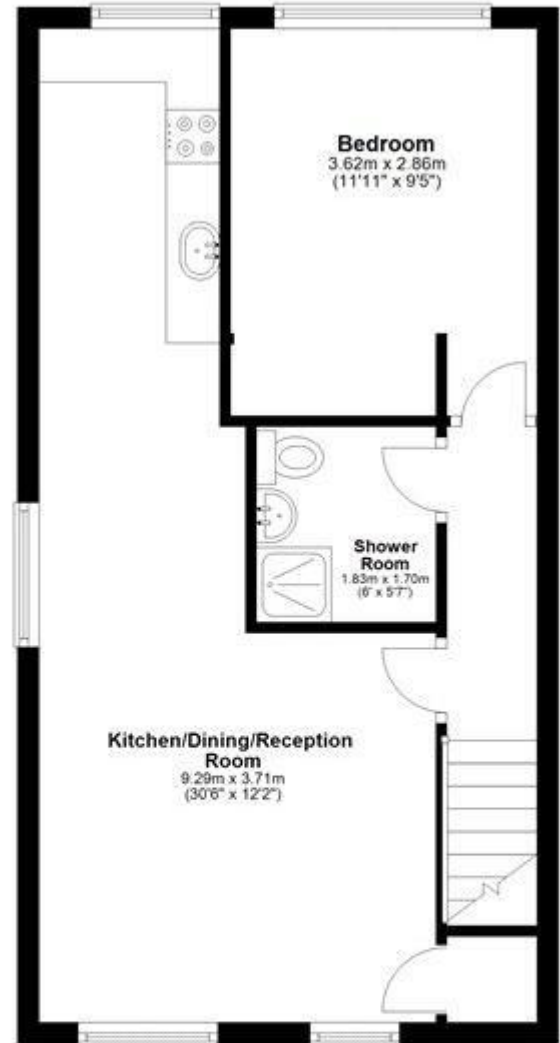
AT A GLANCE

- 1 Bedroom first floor maisonette
- Modern fitted kitchen
- Open plan lounge
- Modern shower room
- Allocated parking space
- Council tax band B Wokingham
- 88 years lease term remaining
- Ground rent £300 per 6 months
- Ultrafast broadband 1800Mbps
- Satellite tv/fibre available BT, Sky & Virgin



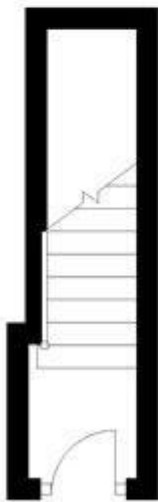
First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Ground Floor

Approx. 4.5 sq. metres (48.0 sq. feet)



Total area: approx. 47.7 sq. metres (513.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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