



FLAT 10, WESTBROOK COURT, 448 READING ROAD, WINNERSH, BERKSHIRE, RG41 5PP  
**£250,000 LEASEHOLD**

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

**Winkworth**

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## 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

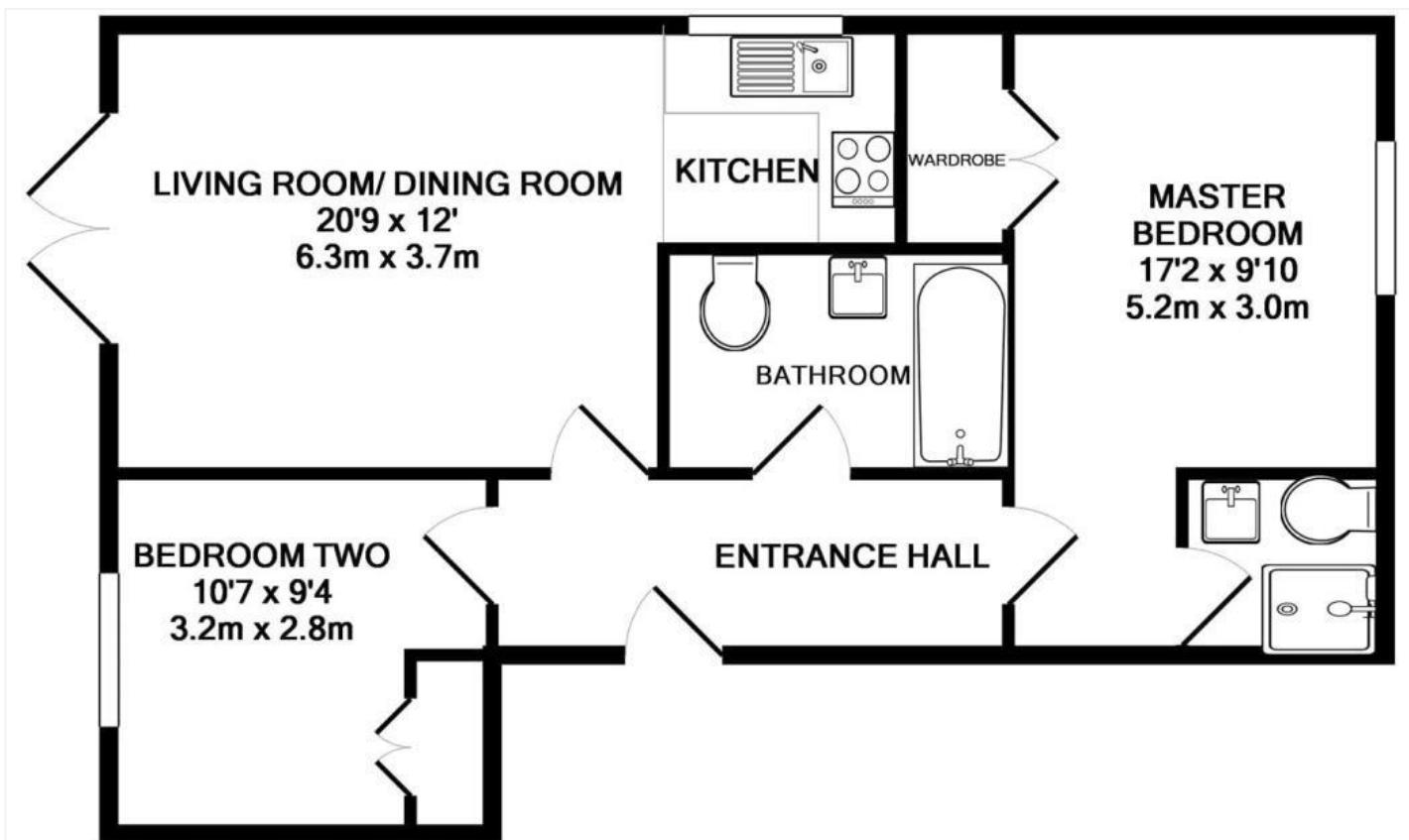
**Tenure:** Leasehold

**Term:** 103 year and 11 months

**Service Charge:** £1500 per annum

**Ground Rent:** £ 150 Annually (subject to increase)



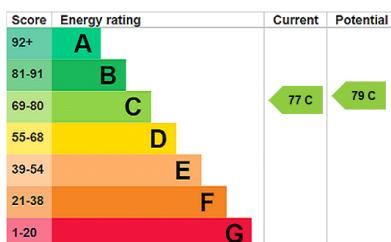


**TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.5 SQ.M.)**

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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