



FLAT 5, ROWAN COURT, 41 LOCKHART DRIVE, WOKINGHAM, BERKSHIRE, RG40 5BF
£189,000 LEASEHOLD

THE PROPERTY WAS BUILT BY CREST NICHOLSON AND FORMS PART OF THE HIGHLY SOUGHT-AFTER MULBERRY VIEW DEVELOPMENT AND OFFERS GOOD ACCESS TO THE TOWN CENTRE, RAILWAY STATION AND M4 MOTORWAY AND IS OFFERED ON A 60% SHARED OWNERSHIP BASIS.

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DESCRIPTION:

The apartment is situated in a pleasant position on the development and would make a fantastic first time buy purchase. In brief the accommodation comprises; spacious entrance hallway storage cupboard, light & airy open plan kitchen/living room ideal for modern day living, two double bedrooms, the master with en-suite and built-in wardrobe, and a bathroom.

The kitchen benefits from having a built-in oven & hob with integrated fridge, freezer and dishwasher. The balcony is accessed from the living area and provides outside space. Further benefits include parking space with further visitor parking available and access to the communal bike & bin stores.

ELIGIBILITY

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

When you're ready, you can buy more shares until you staircase to owning 100% of your home.

To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000
- You have a deposit of at least 5% of the share value
- Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.
- For a full list please contact the agent

Rent £384.11

Service Charge £100.07

Management Charge £25.96

Total 510.14 plus mortgage required for 60% share.

An annual rent increase takes place every April

AT A GLANCE

- Sought After Mulberry View Development
- Two Double Bedrooms
- Light & Airy Open Plan Kitchen/Living Room
- Stylish En-Suite & Bathroom
- Balcony Providing Outside Space
- Allocated Parking Space & Visitor Parking Available
- Ultrafast Broadband
- Satellite/Fibre TV Available BT & Sky
- Mobile Coverage Vodafone, O2 & EE

Tenure: Leasehold

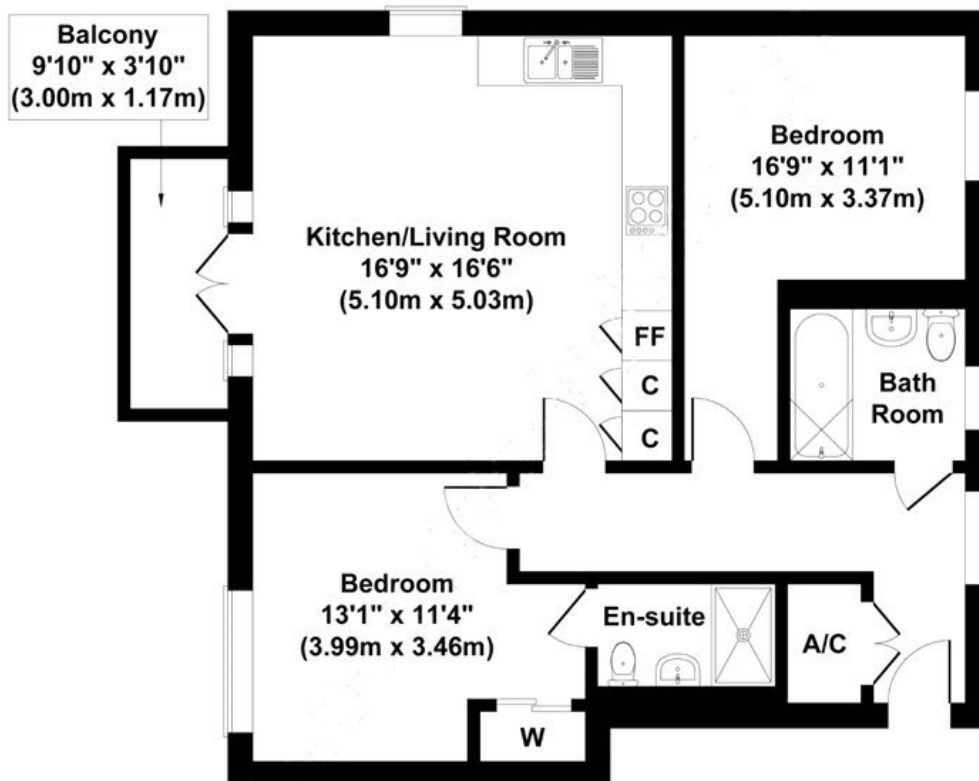
Term: 120 year and 1 months

Service Charge: £1200.84 per annum

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.





Approx. Gross Internal Floor Area 766 sq. ft. (71.2 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025

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

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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.