



**37 HARDING PLACE, WOKINGHAM, BERKSHIRE, RG40 1BX**  
**£450,000 FREEHOLD**

**SITUATED WITHIN WALKING DISTANCE OF WOKINGHAM TOWN CENTRE (0.3 OF A MILE) AND ALL ITS AMENITIES IS THIS SPACIOUS 2 BEDROOM HOUSE IN HARDING PLACE, DESIGNED FOR INDEPENDENT LIVING FOR THE OVER 55'S.**

**Winkworth**

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### DESCRIPTION:

Constructed in 2006 and totalling over 1000sq ft. this spacious cottage is positioned in a secure gated community for over the 55s and is offered with no onward chain complications. The accommodation comprises dual aspect living room, cloakroom, refitted kitchen with fitted appliances, two double bedrooms with a dressing room and en-suite to the master plus a further family bathroom. Externally there are pretty and well-kept grounds, allocated parking along with visitor parking and a communal lounge for the residents.

### AT A GLANCE

- Gated community
- Over 55's
- 0.3 miles from the town centre
- 2 double bedrooms
- Parking
- Service charge circa £4500.00 per annum tbc
- Council tax band E Wokingham
- Broadband available superfast 80Mbps
- Mobile coverage EE, Vodafone, O2 & Three
- No chain



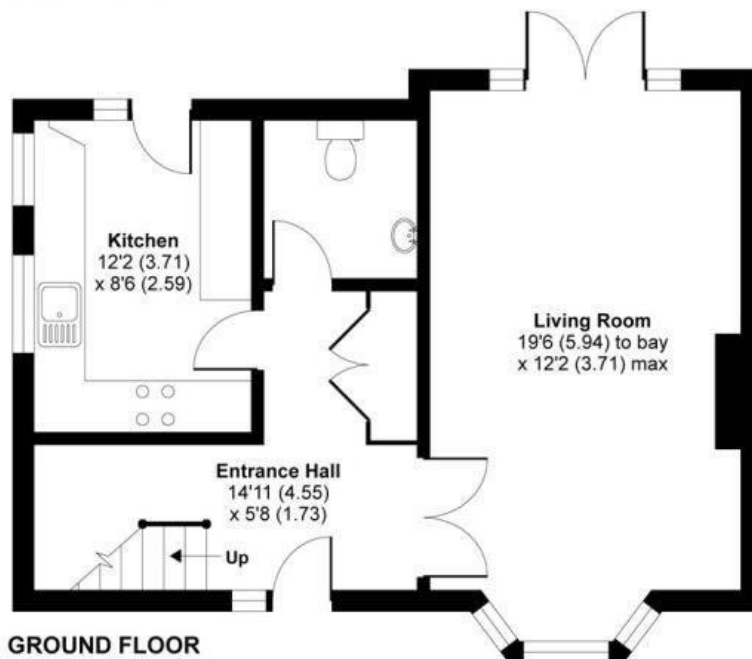


# Harding Place, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 1052 SQ FT 97.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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