



FLAT 1, 449 READING ROAD, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5HX  
**£175,000 LEASEHOLD**

THIS IMMACULATELY PRESENTED GROUND FLOOR MAISONETTE IS  
 CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS  
 AND AMENITIES PLUS WINNERSH TRAIN STATION AND THE A329M  
 PROVIDING ACCESS TO THE M4.

**Winkworth**

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## DESCRIPTION:

**FOR SALE BY MODERN METHOD OF AUCTION ; Starting Bid £175,000 plus Reservation Fee. INVESTORS ONLY TENANT IN SITU**

This immaculately presented ground floor maisonette is conveniently located within walking distance of local shops and amenities plus Winnersh train station and the A329M providing access to the M4.

The apartment is finished to a high standard and boasts a brilliant open plan kitchen/living room, one double bedroom and a fully fitted four-piece bathroom suite. There is also a storage cupboard and an allocated parking space to the front of the development. Further benefits include the large communal grounds to the rear, complete with raised decking areas

The flat comes with a share in the management company of the development which is owned and managed by the residents. This ensures they have direct control and a say in how the development is run and maintained and the service charge set. The flat benefits from its own front entrance which gives a sense of independence and results in a slightly lower contribution to the collective service charge due to the fact that it does not make use of internal common areas. A new electric boiler, electronic programmer expansion vessel and underfloor heating pump were installed May 2022.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## AT A GLANCE

- **FOR SALE BY MODERN AUCTION – T & C'S APPLY**
- **INVESTORS ONLY TENANT IN SITU**
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Ground floor maisonette
- Large living room
- Modern kitchen and bathroom
- Double bedroom
- Communal gardens
- 1 Resident's parking space
- No Chain
- Council tax band B Wokingham
- 116 year lease
- Ultrafast broadband 1000Mbps

**Tenure:** Leasehold

**Term:** 114 year and 11 months

**Service Charge:** £1234 per annum

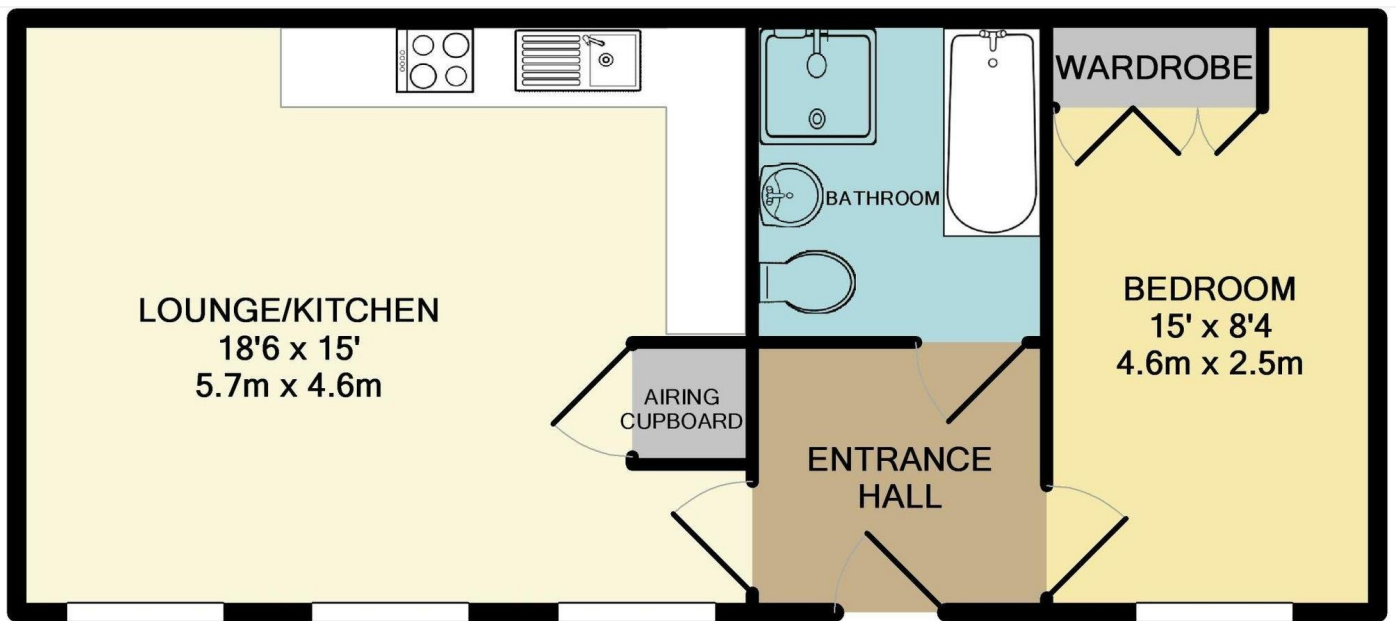
**Ground Rent:** £ 560 Annually (subject to increase)

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 514 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix

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.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> <b>A</b> (92+)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
<small>Not energy efficient - higher running costs</small>	
England, Scotland & Wales	
<small>EU Directive 2002/91/EC</small>	

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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 £25 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.