



42 WHITLOCK AVENUE, WOKINGHAM, BERKSHIRE, RG40 1GJ  
**£285,000 LEASEHOLD**

**A TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT SITUATED IN THE POPULAR MONTAGUE PARK DEVELOPMENT.**

**Winkworth**

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



### DESCRIPTION:

The property consists of an open plan living room and kitchen which is triple aspect. Bedroom accommodation is well-balanced with two double bedrooms and the master suite having the added benefit of an ensuite shower room with walk-in shower. A further guest bathroom is across the hallway.

Externally there is one off road space to the rear.

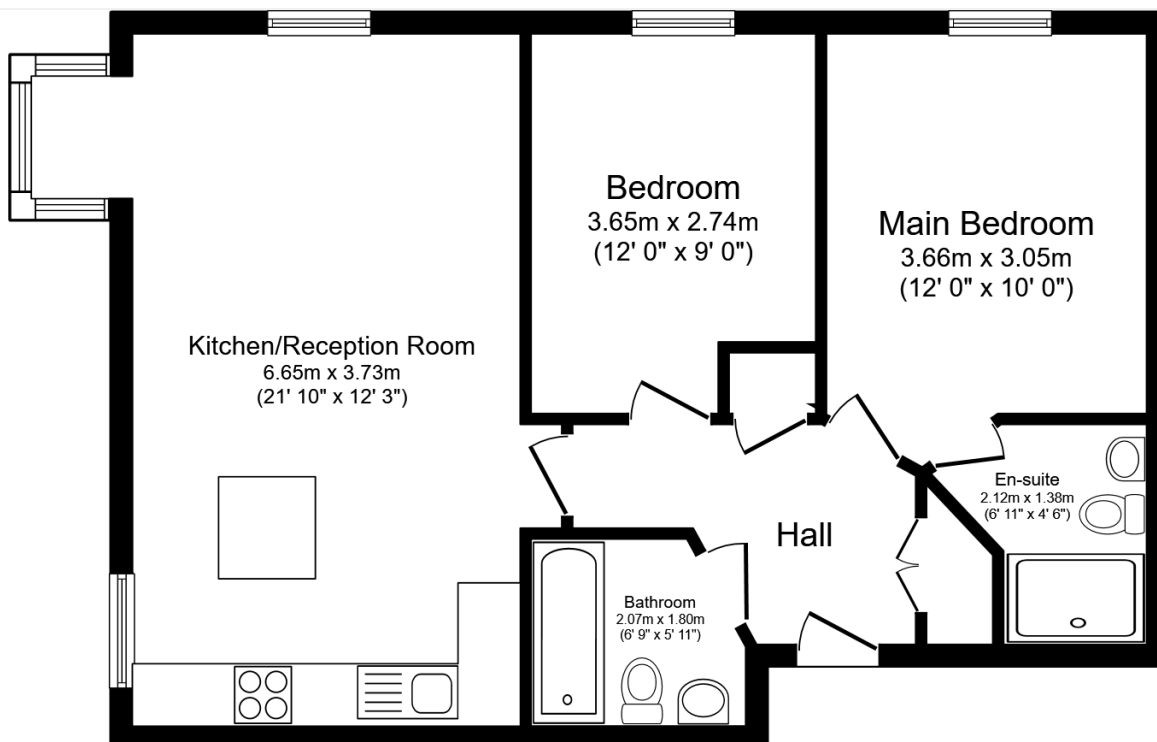
Montague Park is ideally located for easy access to local amenities, including Wokingham town centre and mainline railway station, the property also provides easy access to the M4 motorway and the A329M and is likely to be of interest to a wide range of purchasers and investment buyers alike.

### AT A GLANCE

- Ground Floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Open plan livingroom/kitchen
- Allocated Off Road Parking
- 145 years lease remaining
- £1449 service charge pa ground rent £250
- Council tax band D Wokingham
- Ultra fast broadband 1000Mbps
- Satellite/Fibre TV available BT, Sky & Virgin
- Mobile coverage Vodafone , EE, O2 and Three







## Floor Plan

Floor area 63.0 sq.m. (678 sq.ft.)

**TOTAL: 63.0 sq.m. (678 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Winkworth

Wokingham | 01189 072777 | [wokingham@winkworth.co.uk](mailto:wokingham@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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 £15 (plus VAT) 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.

for every step...