



42 WHITLOCK AVENUE, WOKINGHAM, BERKSHIRE, RG40 1GJ
£280,000 LEASEHOLD

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

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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.

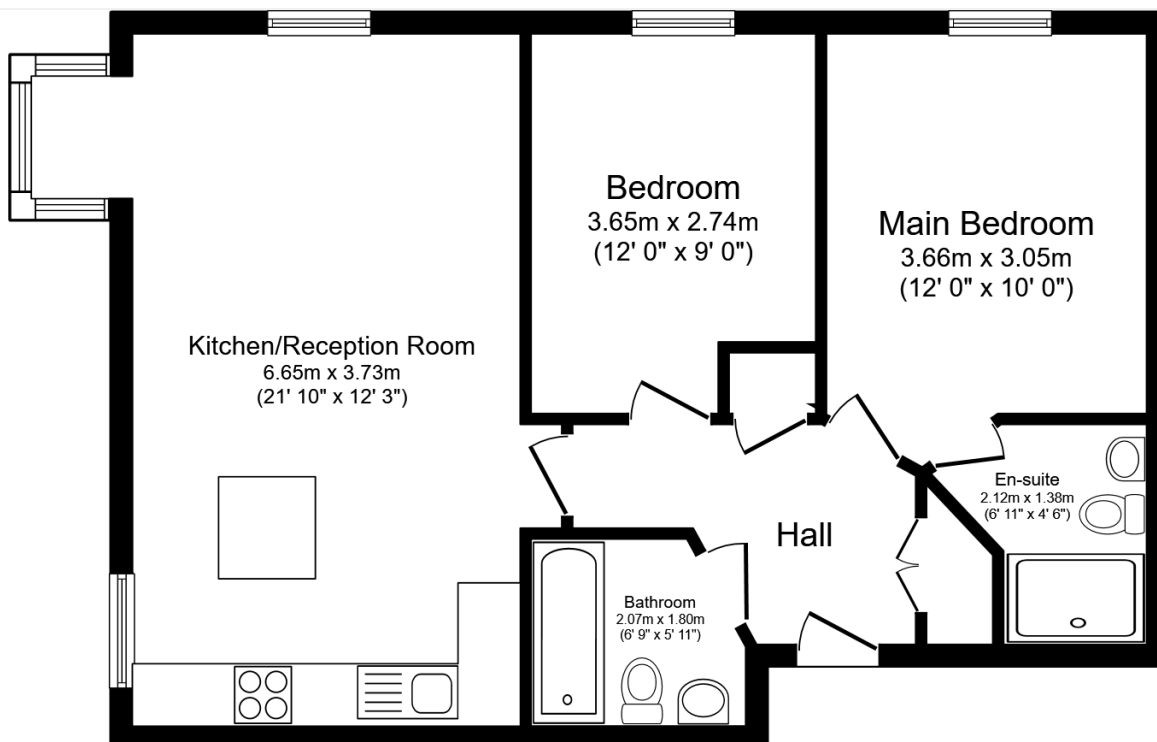
Externally there is one off road space to the rear.

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

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 | | |

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