



FLAT 1, 449 READING ROAD, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5HX  
**£205,000 LEASEHOLD**

**Winkworth**



## READING ROAD

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.

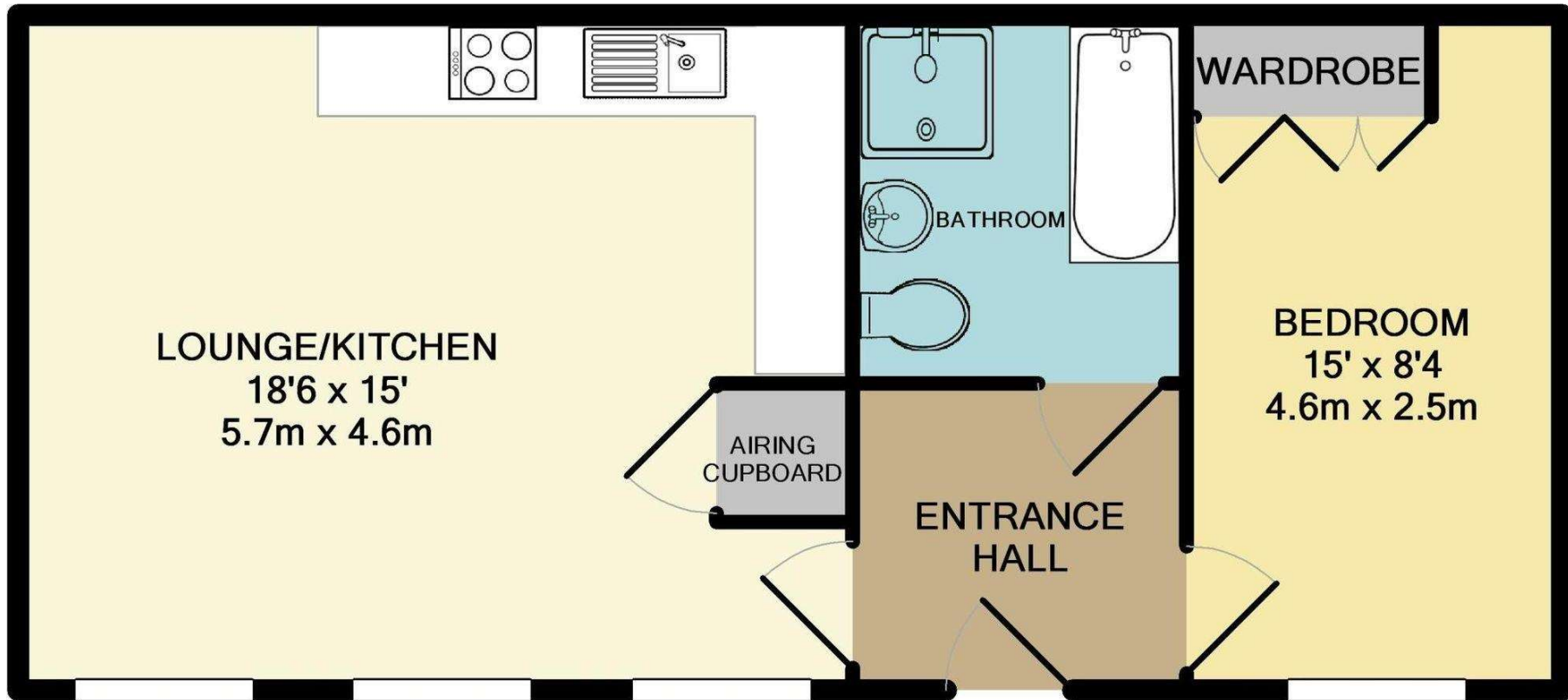
The current tenant will be in residence until August 2024.

(Internal photos were taken prior to current tenant moving in)

**EPC: B**







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

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