



10 SANDFORD COURT, READING ROAD, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5PJ  
**£290,000 LEASEHOLD**

OFFERING GENEROUS ACCOMMODATION, MODERN UPGRADES BY THE CURRENT OWNER, AND A PRIME POSITION CLOSE TO TRANSPORT LINKS AND AMENITIES, THIS IS A FANTASTIC OPPORTUNITY TO SECURE A SPACIOUS AND STYLISH HOME IN A DESIRABLE AREA.

**Winkworth**

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

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## DESCRIPTION:

This beautifully presented and improved top-floor, penthouse-style apartment offers spacious and modern living in a highly sought-after location just 0.2 miles from Winnersh Train Station. Perfectly suited to first-time buyers, downsizers, or investors, the property combines generous proportions with high-quality finishes and excellent convenience.

The apartment features two well-proportioned double bedrooms, including an impressive master suite complete with built-in wardrobes and a private en-suite shower room. The second bedroom is also a comfortable double and benefits from access to a stylish 'Jack and Jill' bathroom, making it ideal for guests or sharers.

At the heart of the home is a stunning 24'1" open-plan living and dining space, offering an abundance of natural light and ample room for both relaxation and entertaining. The fitted kitchen is finished with elegant granite work surfaces and provides plenty of storage and preparation space, seamlessly connecting to the main living area to create a sociable and contemporary environment.

Further benefits include one allocated parking space with additional visitors' parking available, as well as access to well-maintained communal gardens.

The location is particularly convenient, being within easy reach of the M4 and A329M, making it ideal for commuters. Local amenities are close by, including Sainsbury's supermarket

## AT A GLANCE

- Large 2 bedroom apartment
- Upgraded and improved by current owner
- Two double bedrooms
- 24'1" Long living space
- Master suite with built in wardrobes and an ensuite shower room
- One parking space with visitors available
- 0.2 Miles to Winnersh Train station
- Ultrafast Broadband available 1000Mbps
- Satellite/Fibre available with BT, Sky & Virgin
- Mobile coverage O2, Vodafone & EE

**Tenure:** Leasehold

**Term:** 976 year and 3 months

**Service Charge:** £1652.2 per annum

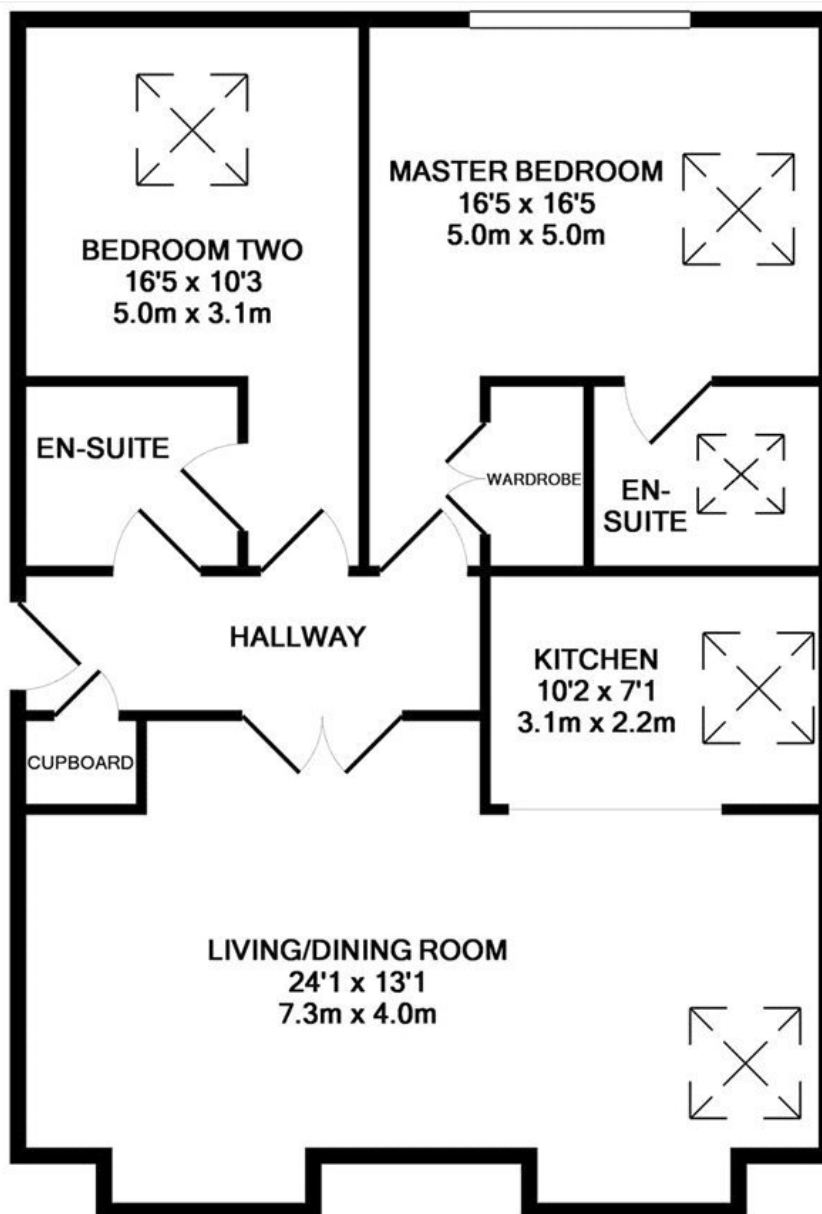
**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

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 936 SQ.FT. (87 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

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		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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