



FLAT 5, THE STABLES, 1 BRIDLE ROAD, ARBORFIELD GREEN, RG2 9QT  
**£269,000 LEASEHOLD**

**A SUPERBLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT,  
 LOCATED IN THE HEART OF ARBORFIELD GREEN OFFERING  
 FANTASTIC VIEWS OVER THE NEIGHBOURING LAKE AND FIELDS.**

**Winkworth**

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## DESCRIPTION:

The property is situated in the Watermans Gate development built by Crest Nicholson approx. three years ago and sits above the popular Stables Cafe.

The flat offers bright and airy rooms throughout with the accommodation comprising a welcoming entrance hallway which benefits from three large storage cupboards, a 24' double aspect living/dining room and open plan kitchen with integral appliances, a great sized double bedroom with equally fantastic light and a double wardrobe and a modern three piece bathroom suite. Off the living room is a balcony offering a private space which is perfect for an evening glass of wine or alfresco dining.

There is an allocated parking space to the rear of the development and there are numerous visitors parking spaces located nearby.

Arborfield Green is located between the neighbouring towns of Reading and Wokingham, giving great access into London via their respective mainline stations. There are numerous local amenities nearby including a Co-Op and California Country Park, as well as having the outstanding Bohunt School on your doorstep. There will also be further additions to the area with a village centre being added.

## AT A GLANCE

- No Chain
- Superb 1 bedroom apartment
- First floor with balcony
- Fitted kitchen are with integrated appliances
- Electric heating
- Council tax band B Wokingham
- Service charge £140 per month
- Ground rent peppercorn
- Ultrafast broadband available 1800Mbps
- 241 years left on lease

**Tenure:** Leasehold

**Term:** 240 year and 8 months

**Service Charge:** £1680 per annum

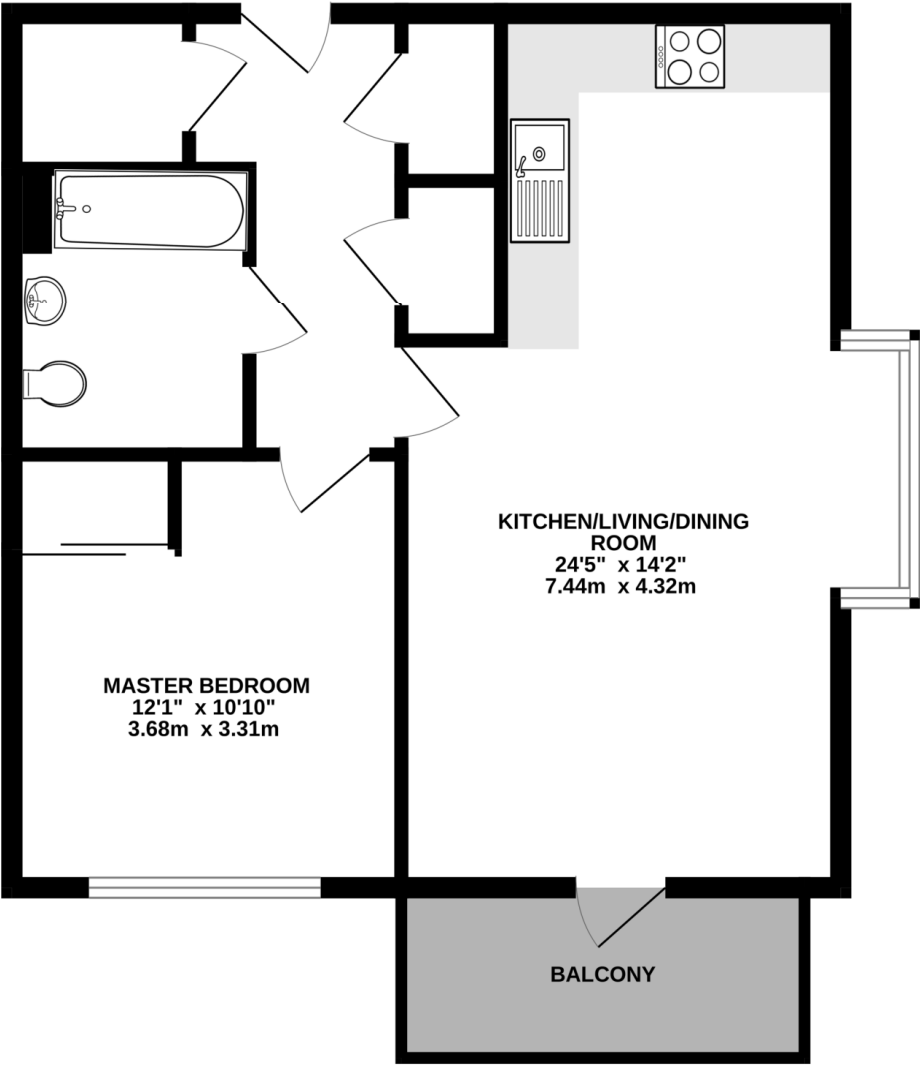
**Ground Rent:** £ 0 Annually (subject to increase)

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.





FIRST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

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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		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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