



FLAT 12, THRESHING HOUSE, HARVEST PATH, ARBORFIELD, WOKINGHAM, RG40 4AF
£265,000 LEASEHOLD

**A 1 BEDROOMED TOP FLOOR APARTMENT ON THIS
 POPULAR MODERN DEVELOPMENT OFFERED WITH
 NO ONWARD CHAIN.**

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DESCRIPTION:

Located within the sought-after Finchwood Park development, this well-presented top floor one-bedroom apartment offers modern living with its practical layout.

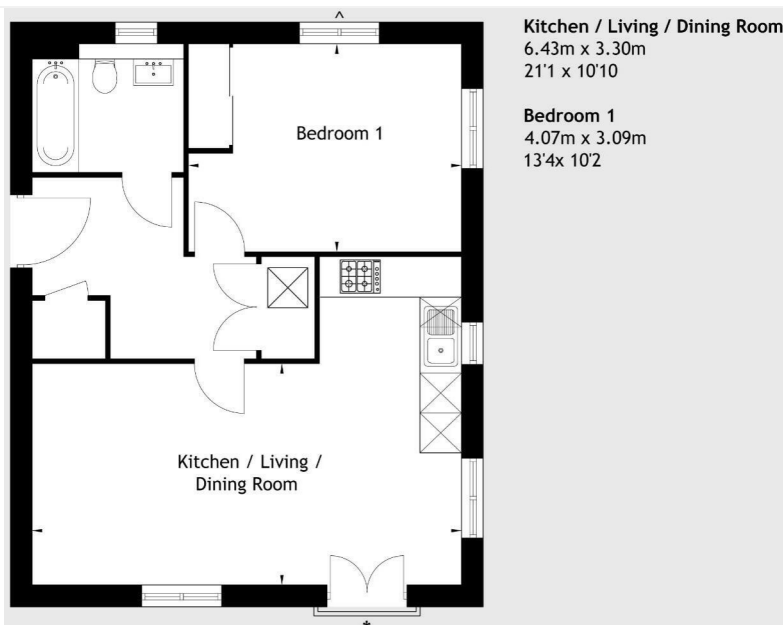
The apartment has been thoughtfully designed to maximise space and functionality. The generous, dual-aspect double bedroom benefits from tranquil greenery views and a large integrated wardrobe. The open-plan living area accommodates a comfortable lounge, kitchen, and space for a dining table or home office setup. The stylish kitchen includes plentiful storage and integrated appliances, such as a fridge-freezer, dishwasher and also washing machine/tumbledryer. From here, French doors open onto a Juliet balcony – perfect for enjoying fresh air during the warmer months with a pleasant view.

Finchwood Park has quickly become one of the most desirable new-build developments in the area. It is situated within the highly regarded Bohunt School catchment area and offers excellent access to both Reading and the M4, making it ideal for commuters. Residents enjoy proximity to natural green spaces, including the much-loved California Country Park. With a new Sainsbury's supermarket approved and set to open next year, the convenience and appeal of this location are only set to grow.

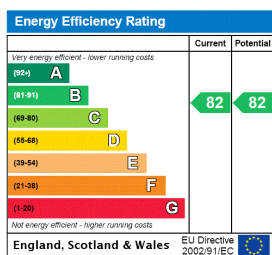
AT A GLANCE

- Two large storage cupboards in the hallway
- Contemporary three-piece bathroom
- Allocated parking space with visitor bays
- Access to a communal bike and bin store
- British Gas provided electric/gas
- Complete fibre broadband infrastructure.
- Pets subject to application
- Council tax band B Wokingham
- Satellite/Fibre Availability Sky & BT
- Mobile coverage O2, EE, Vodafone & Three
- 990 years lease from 2023





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.



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