



**FLAT 11, FROG HALL, FROG HALL DRIVE, WOKINGHAM, BERKSHIRE, RG40 2LF  
£315,000 LEASEHOLD**

**A BEAUTIFUL CHARACTER 2 BEDROOM GROUND FLOOR MAISONETTE  
SET IN THIS PRESTIGIOUS CONVERSION OF A LOVELY MANSION,  
ORIGINALLY BUILT CIRCA 1780.**

**Winkworth**

**for every step...**



## DESCRIPTION:

A beautiful character 2 bedroom ground floor maisonette set in this prestigious conversion of a lovely mansion, originally built circa 1780.

The property is set at the end of a quiet road within walking distance of the historic town centre of Wokingham. The accommodation comprises living room, kitchen, 2 double bedrooms and bathroom. The owner has also made improvements with new double glazed windows, a replacement hot water tank among other things.

To the front of the property is ample parking for both residents and visitors. Well-tended communal ground surrounds the property with the majority laid to lawn with mature trees and shrubbery.

Frog Hall Drive is a pretty tree-lined road located within walking distance of Wokingham town centre with its many bars, shops and restaurants and is also within the catchment of the popular St. Crispin's School. Local shops, pub/restaurant and transport amenities are also close by, whilst the A329M and M4 are both within a short drive.

## AT A GLANCE

- Beautiful character property
- Ground floor Maisonette
- Well maintained communal garden
- Residents and visitor parking
- 2 double bedrooms
- Separate living room and kitchen
- New double glazed windows
- Mains services
- Warm air heat system
- Ultrafast Broadband
- Satellite/Fibre TV Available BT, Virgin & Sky
- Mobile Coverage Vodafone, Three, O2 & EE

**Tenure:** Leasehold

**Term:** 85 year and 0 months

**Service Charge:** £2352.48 per annum

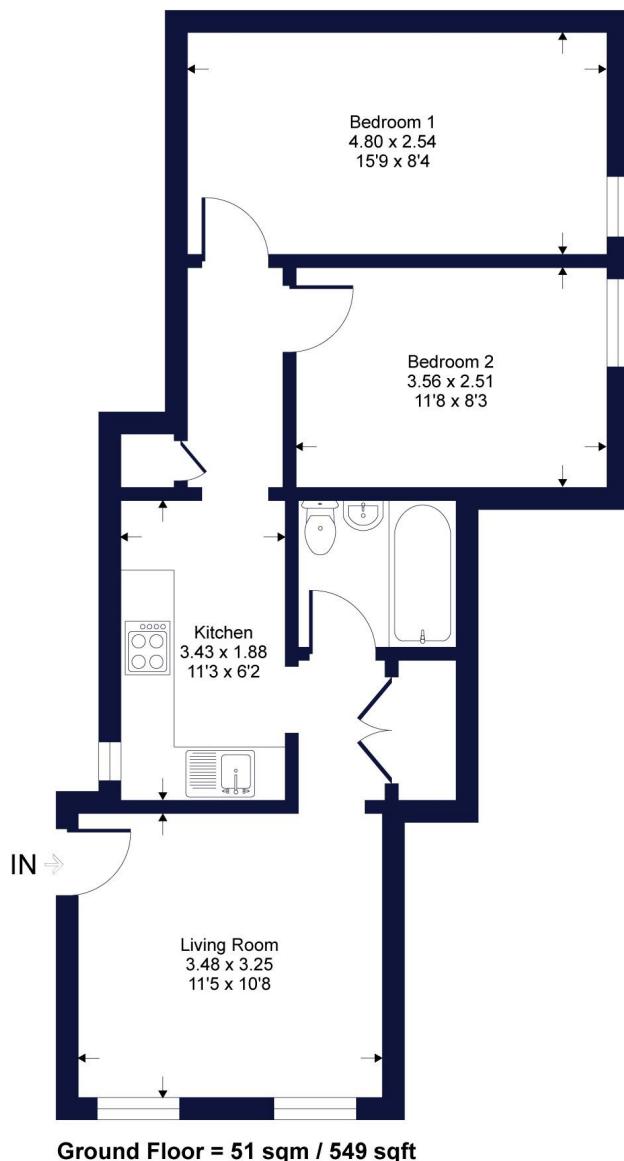
**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** B

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.



Approximate Gross Internal Area = 51 sq m / 549 sq ft



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.

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.