



60 PATTEN ASH DRIVE, WOKINGHAM, BERKSHIRE, RG40 1SJ
£150,000 LEASEHOLD

**A REALISTICALLY PRICED GROUND FLOOR
 MAISONETTE WITH PRIVATE GARDEN IN NEED OF
 MODERNISATION.**

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DESCRIPTION:

Situated on the outskirts of the town this ground floor maisonette is in need of total refurbishment but is offered with no onward chain and the added advantage of a private rear garden.

The accommodation comprises reception hall, lounge, kitchen, double bedroom, and bathroom.

AT A GLANCE

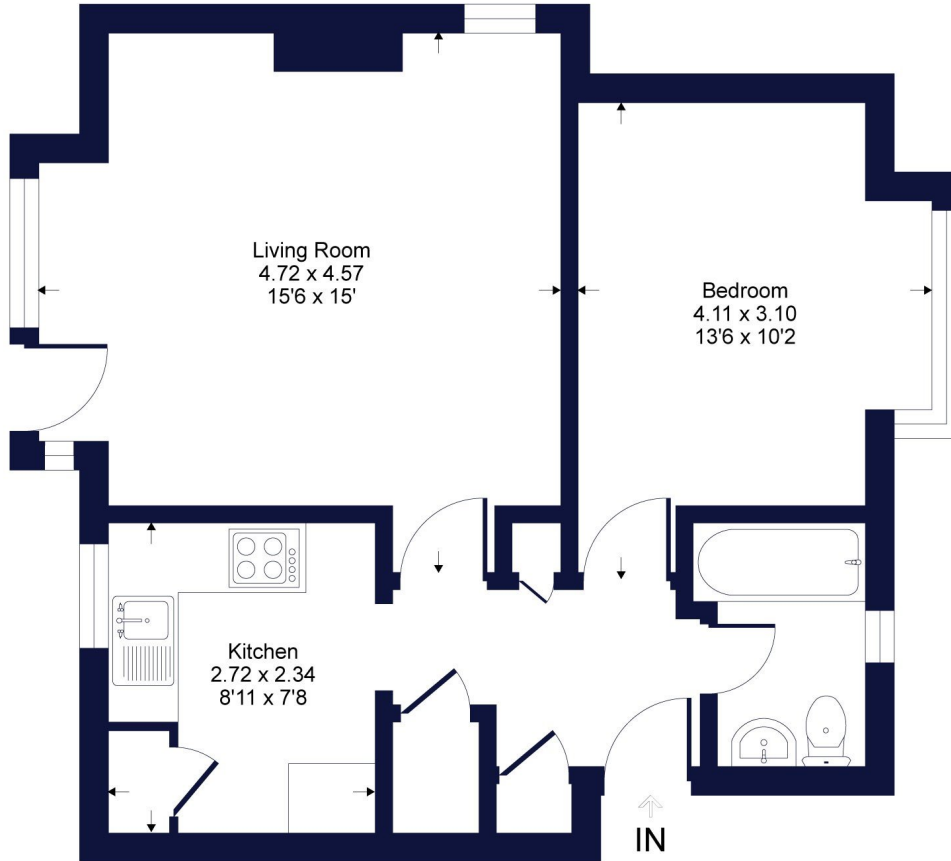
- 1 Bed ground floor apartment
- Garden
- Service charge for 2024/25 was £546.31
- Ground rent is £10
- Lease 125 years from Oct 1987, 87 years remaining
- No Chain
- Ultrafast broadband 1000 Mbps
- All mains services
- Council tax band B Wokingham
- Mobile coverage EE, Vodafone, Three & O2



Patten Ash Drive

Approximate Gross Internal Area = 45.8 sq m / 494 sq ft

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Ground Floor = 45.8 sqm / 494 sqft

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.

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