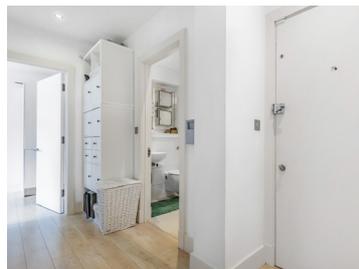


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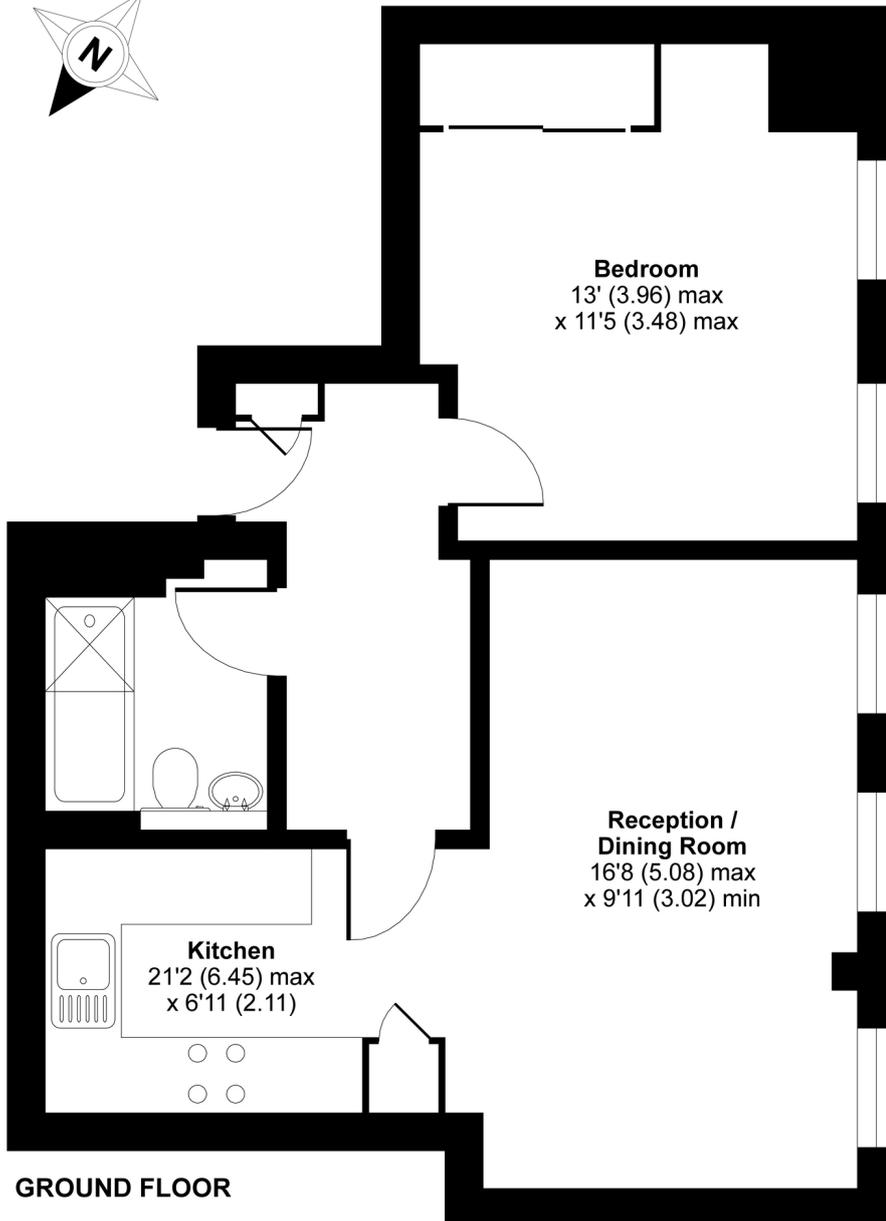
1 Swift House, Market Place, Wokingham, Berkshire RG40 1AP

Stylish town centre living in this well presented modern conversion Apartment with No Onward Chain.

- Ground Floor
- Gas Central Heating
- Open Plan Living
- Kitchen with Appliances
- Double Bedroom with Wardrobes
- Video Entry System
- Traffic Free Setting
- EPC Rating C



Floor plan



Approx. Area = 504 Sq Ft / 46.8 Sq Metres

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

For more information or to arrange a viewing, please contact;
0118 912 2370, office@pauk.property
www.pauk.property

This centrally located conversion Apartment has a stylish feel to it with modern fixtures and fittings.

The communal Entrance door leads into a welcoming hallway with postal boxes and a personal door leading into the Apartment.

An L shaped open plan Living/Dining Room is easily divided with the living area ideal for a corner sofa with wall mounted storage and provision for flat screen television below. There is plenty of room for a large Dining table with the Kitchen area sleek with its high gloss white units and fully equipped with appliances including stainless steel gas hob with matching oven below, integrated fridge/freezer and washing machine.

The Master Bedroom has a generous built-in wardrobe and has plenty of room for bed and additional furniture with the Bathroom comprising a modern white suite with tiled walls and shower over the bath.

Tucked away in one of Wokingham's side paths, this Apartment is a few steps away from the market, shops, and unique mixture of coffee houses, drinking and food venues.

Bus routes are moments away from the property, Wokingham Train Station is a short walk with road links to J10 of the M4 are easily accessible with the M3 a 15-minute car journey.

Wokingham is renowned for being a popular place to live, regularly recognised in reports as being 'healthiest place in England to live' and 'most desirable place to bring up a family' to name just a couple, as well as benefiting from its recent town centre regeneration, making it a popular destination.

This property offers No Onward Chain and would be ideal for stepping onto the property ladder, as an investment or 'lock up and leave' second home.

Lease information: 125 Year Lease from 1st January 2012, £250pa Ground Rent and Service Charge £450pq.