

## 3, Sharonelle Court Wokingham RG40 2AX



A spacious rarely available ground floor flat in this purpose built block midway between the town centre and railway station with an impressive 681 sq ft of accommodation, EPC-C, double glazing and gas central heating. There is a neat and tidy communal hallway, personal front door to entrance hall, bright living/dining room, separate fitted kitchen, two double bedrooms and a modern white bathroom. There are well kept communal gardens and residents parking. The flat features a 189 year lease from 1977 with c.141 years remaining, a peppercorn ground rent and reasonable xxxx annual service charge. For more detailed material property information please click on the various brochure links.

£250,000 Leasehold

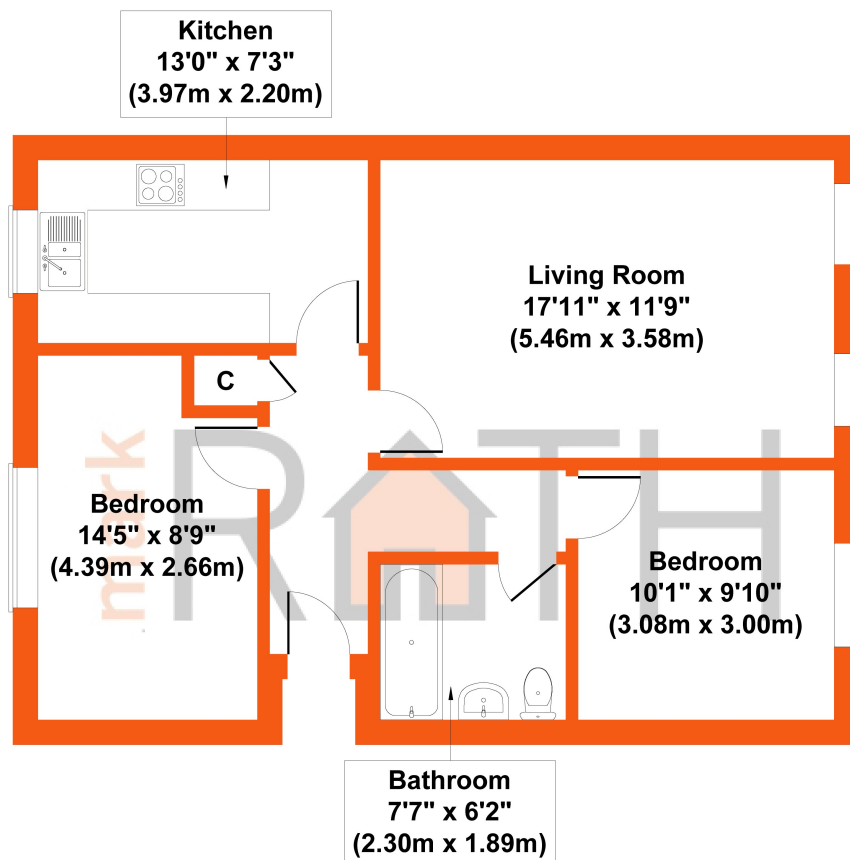








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

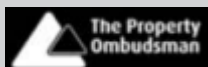


**Approx. Gross Internal Floor Area 681 sq. ft. (63.3 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2024**



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.