

10 Swift House, Market Place Wokingham RG40 1AP



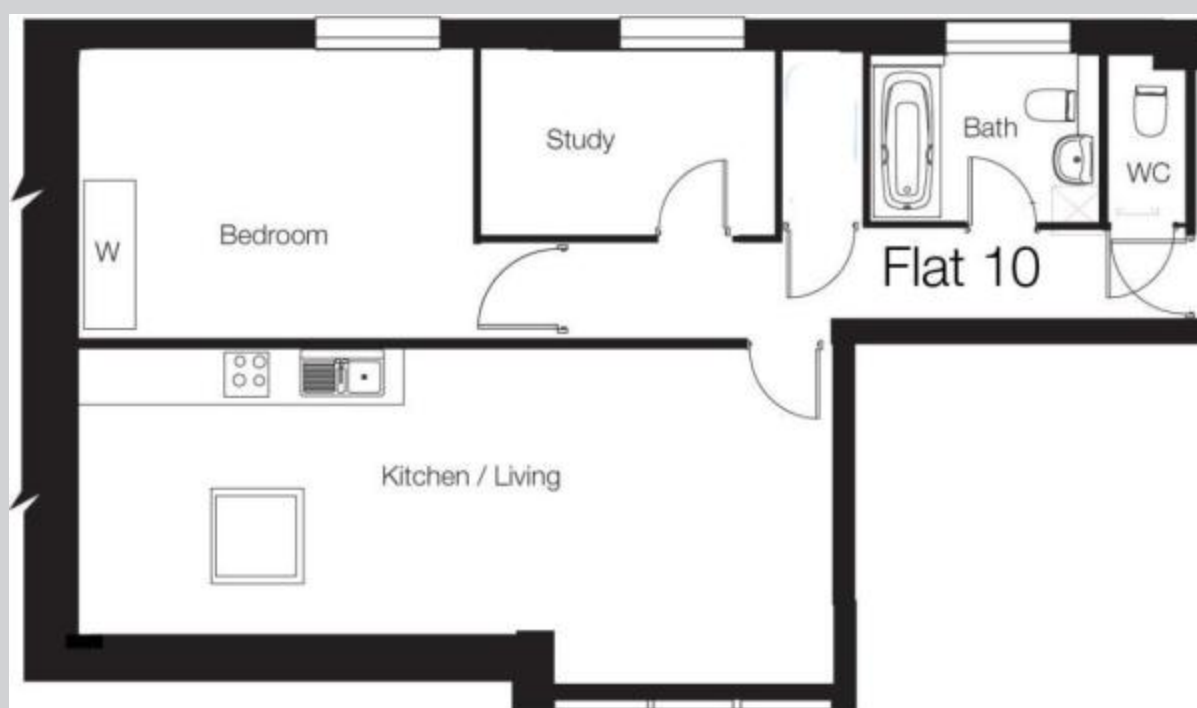
A spacious top floor flat with lift access and allocated undercroft parking space located in the heart of town with impressive energy efficiency rating B, gas central heating and UPVC double glazing. The property is held on a long 125 year lease from January 2012, so c.112 years remaining, current £3,197.96 per year invoiced quarterly service charge and a £250pa ground rent which doubles every 25 years. The accommodation which amounts to 721 sq ft comprises: entry phone system, communal hall with stairs and lift to the top floor, personal front door to entrance hall with cloakroom, stylish open plan living/dining/fitted kitchen with integrated appliances and attractive diamond shaped window with far reaching views over Wokingham. There is a large master bedroom, useful study, which has always been used as a second bedroom and a separate bathroom. For more detailed material information please click on the various brochure links.

Offers In Excess Of £200,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.