

11 Tithe Court , Glebelands Road Wokingham RG40 1DS



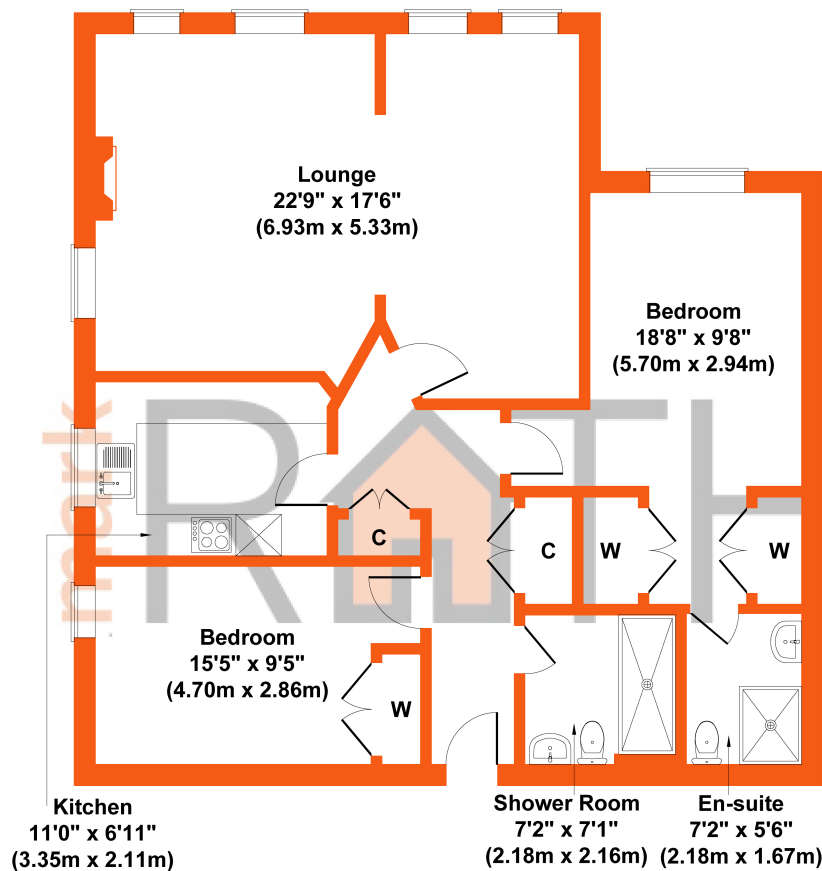
NO ONWARD CHAIN. Offered to the market with vacant possession an extremely spacious first floor apartment in this landmark purpose built development conveniently located for the town centre, originally designed as a three bedroom apartment within which the current owner has opened a bedroom to the living room to create a c.23' x 17'6" dual aspect living/dining room. The communal main door with secure entry phone system leads to the communal hallways with staircase and lift serving all floors. The personal apartment front door leads to the accommodation which amounts to 1,077 sq ft comprising entrance hall with storage cupboards, large double aspect living/dining room, modern fitted kitchen, generous sized main bedroom with built in wardrobes and en suite shower room, second double bedroom with fitted wardrobes and a further separate shower room. The apartment has two allocated parking spaces set within beautifully maintained communal gardens. There is double glazing along with gas radiator central heating and has an excellent EPC rating of B. Lease details – 150 years from March 25th 1995, ground rent of £100p.a. with no rent review period and 6 month service charge for January 1st – June 30th 2025 of £1,729.12. For more detailed material property information please click on the various brochure links.

£480,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(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

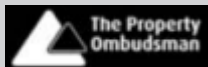


Approx. Gross Internal Floor Area 1077 sq. ft. (100.1 sq. m.)

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 2025



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.