

## Chestnut Grange Flat 10, Harding Place Wokingham RG40 1BT




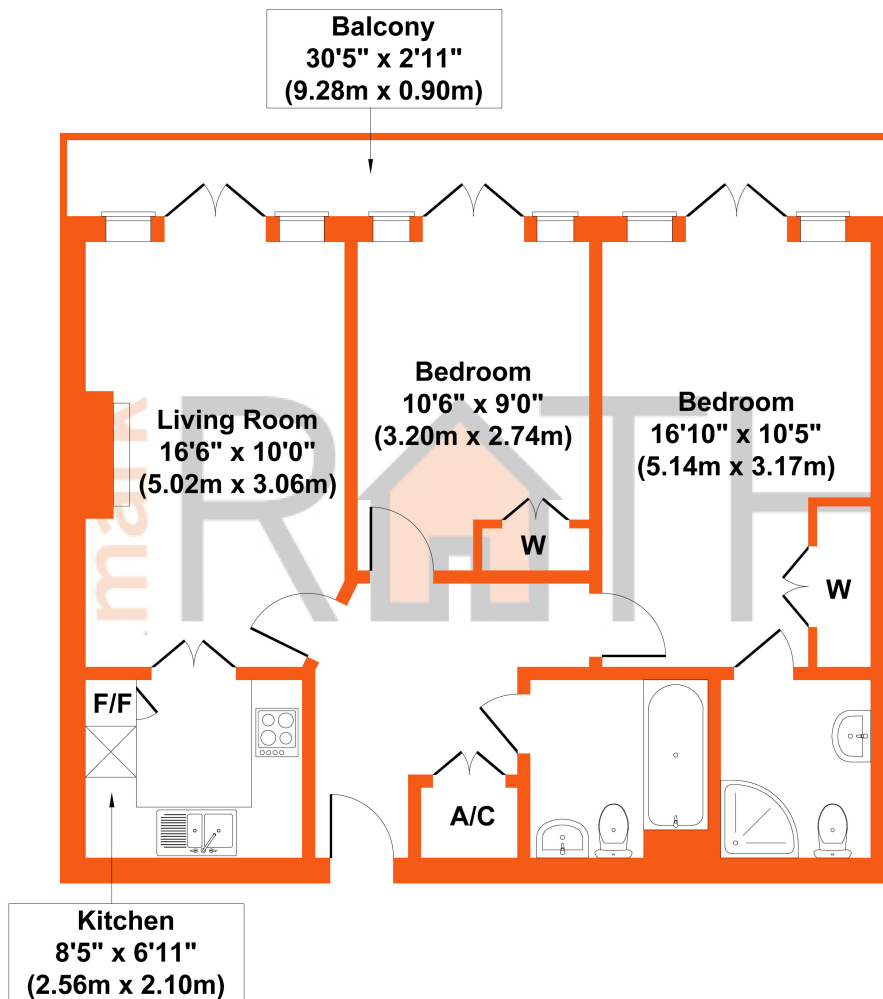
A spacious first floor flat with 724 sq ft of accommodation, in this prestigious retirement development catering for residents of 55 years and older within a short, level walk of the town centre and Waitrose. This bright and airy flat with three sets of patio doors all opening out onto a wide east facing balcony at the rear of the development features: Security entryphone system and communal front door leading into the communal hallway, residents living room, kitchen area, guest suite (small nightly charge applies) and managers office. Staircase or lift to the first floor communal hallway, personal front door leading to private entrance hall with airing cupboard, 16ft living/dining room, fully fitted kitchen with integrated appliances, main bedroom suite with fitted wardrobe and en suite shower room, generous sized second bedroom and a family bathroom. The development has a large beautifully manicured front garden and secluded seating area at the rear along with a communal parking area accessed via electric wrought iron gates. There is an annual ground rent of £250 Reviewed every 25 years from 31st October 2006, in accordance with changes to the RPI, a £3778 service charge and the balance of a 125 year lease from 2006 (107 years remaining)

**£300,000 Leasehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>87</b>
(69-80)	<b>C</b>		
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



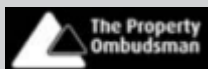
**Approx. Gross Internal Floor Area 724 sq. ft. (67.3 sq. m.)**

**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.