

2 Tithe Court , Glebelands Road Wokingham RG40 1DS



Offered to the market with vacant possession, a smartly presented ground floor apartment in this landmark town centre purpose built development with the rare feature of access immediately from the living/dining room out to a patio area. The spacious accommodation which amounts to 897 sq ft comprises: communal hallway with secure entry phone system, private front door to spacious entrance hall, large double aspect living/dining room with French doors opening out onto the patio, fitted kitchen, generous sized main bedroom with built in wardrobes and recently refitted en suite shower room, second double bedroom with fitted wardrobes and a recently refitted main shower room. The apartment is situated on the ground floor with two allocated parking spaces immediately opposite the living/dining room along with double glazing and gas radiator central heating and an EPC rating of C.

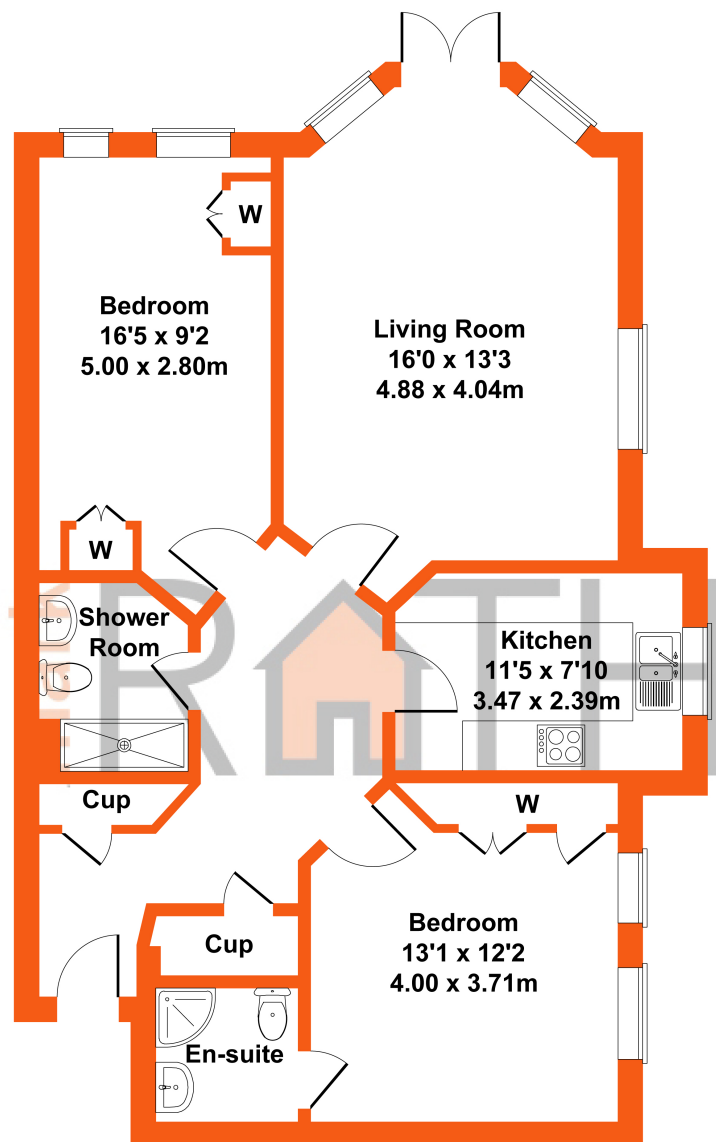
Lease details – 150 years from March 25th 1995, ground rent of £100p.a. with no rent review period and 6 month service charge for January 1st – June 30th 2025 of £1,619.83. For more detailed material property information please click on the various brochure links.

£425,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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

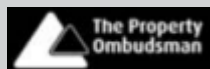


Approx. Gross Internal Floor Area 897 sq. ft. (83.3 sq. m.)

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 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.