

## 32, Harding Place Wokingham RG40 1BX




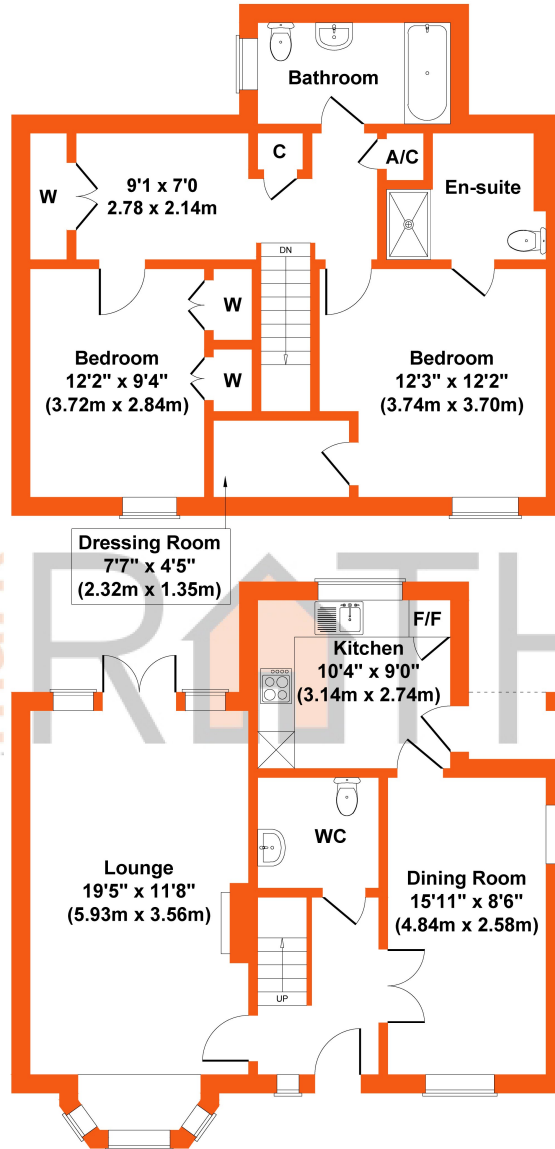
A spacious and smartly presented freehold, energy efficient C rated, semi-detached retirement home located within a gated development for the over 55's approximately a third of a mile level walk to the Market Place and offered to the market with no onward chain. The 1,194 sq ft of accommodation comprises personal front door to entrance hall with downstairs cloakroom, dual aspect living room with French doors to the gardens, separate dining room and modern fitted kitchen with fitted appliances. The first floor has a good size landing with double cupboard, main bedroom suite with walk-in dressing room and shower room, bedroom two with 2 sets of double built-in wardrobes along with a family bathroom. There are very well kept communal gardens and a small patio area immediately off the living room. Within the main building of apartments there is the manager's office, a communal lounge and guest apartment, if required (small nightly charge applies) Outside there is ample residents parking. We believe the maintenance charge for the six month period 1/10/23 to 31/3/24 was £2,146.78 but still await a statement confirming this.

**£450,000 Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>72</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 



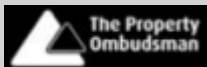
**Approx. Gross Internal Floor Area 1194 sq. ft. (110.9 sq. m.)**

**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.