

Flat 1, Landen House, Rectory Road Wokingham RG40 1EE



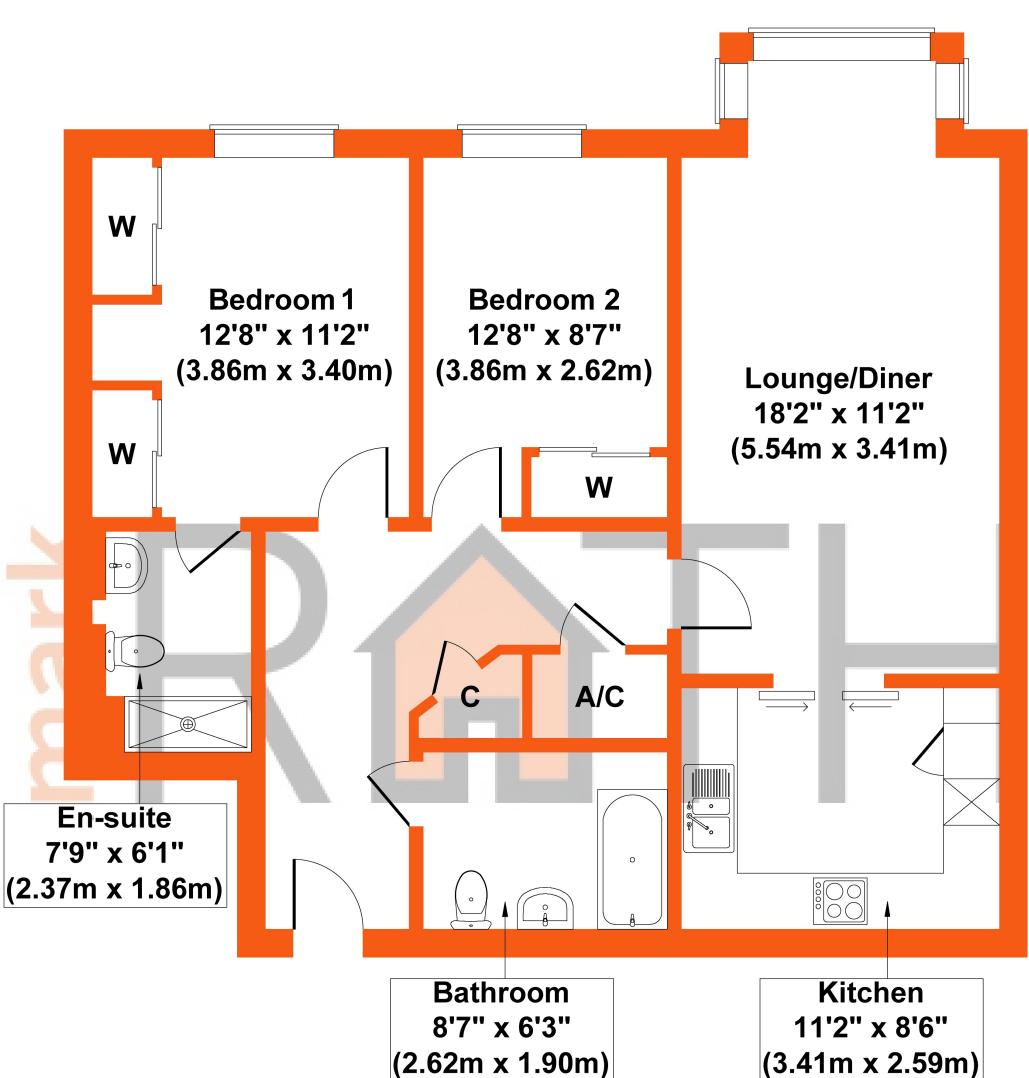
Offered to the market with vacant possession, an immaculately presented ground floor apartment in this landmark town centre purpose built development just under half a mile walk to the Wokingham Market Place and similarly to the rail station with access to London Waterloo. The spacious accommodation which amounts to 846 sq ft comprises: communal hallway with secure entry phone system plus stairs and lift serving all floors, private front door to spacious entrance hall, large living/dining room, fitted kitchen with appliances, generous sized main bedroom with built in wardrobes and ensuite shower room, second double bedroom with fitted wardrobes and a family bathroom. The apartment comes with one allocated parking space plus visitor spaces, a well tended communal garden at the rear, and separate bin and cycle storage. There is uPVC double glazing with electric underfloor heating and an EPC rating of C. Lease details – 125 years from December 1st 2009, ground rent of £350p.a. for the first 33 years rising to £750 for the next 33 years and £1,500 for the remainder of the term. Service charge for January 1st – December 31st 2025 of £1,543.80. For more detailed material property information please click on the various brochure links.

£400,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(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 846 sq. ft. (78.6 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.