

## 46, Elms Road Wokingham RG40 2AA




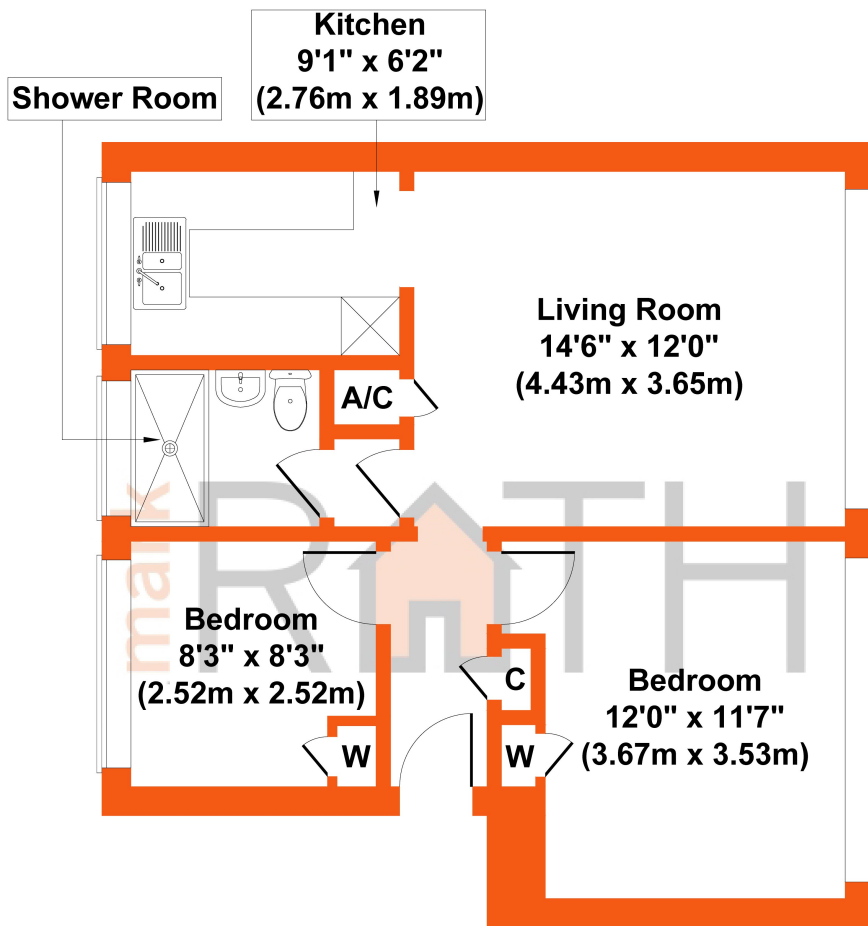
Offered to the market with vacant possession, a spacious ground floor two bedroom apartment in the heart of town, ideally located for the train station and local commuter links. Accommodation which amounts to 543 sq ft comprises: communal main door to the communal hallway, personal front door to entrance hall, living/dining room, two bedrooms with fitted wardrobes, modern kitchen and wet room. The property has been recently redecorated. There is residents parking with a permit which is obtained from Wokingham Borough Council, currently £33pa, along with a garage. EPC rating D. Maintenance charge of £1880.83 per annum or paid monthly. With Ground rent being £30 per annum.

**£230,000 Leasehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>66</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 

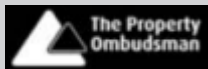


**Approx. Gross Internal Floor Area 543 sq. ft. (50.4 sq. m.)**

**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.