

Kingsley Court Flat 1, Kingsley Place Wokingham RG41 3BE



Situated within a private gated development along the very sought after Chestnut Avenue a spacious ground floor apartment offering 774 sq. ft. of living space with direct access to the delightful communal gardens. The accommodation comprises living/dining room with bi-fold doors to the communal garden, a modern fitted kitchen with appliances, master bedroom with ensuite shower room, good size bedroom two and a 4 piece family bathroom. The apartment has double glazing and gas radiator heating and an excellent EPC rating of B. The development is entered via electric gates with driveway leading to the one allocated parking space (P7) with beautiful lawned communal gardens offering outside space throughout the year. Wokingham is just a 5 minute drive away with its regenerated town centre which boasts a selection of independent shops, cafes, restaurants, pubs and a boutique cinema. Lease details - 125 years from 24th June 2009. Current annual service charge £1113.10, annual insurance £296.62 and annual Ground rent - £200pa increased every 25 years. For more detailed material property information please click on the various brochure links.

£350,000 Leasehold



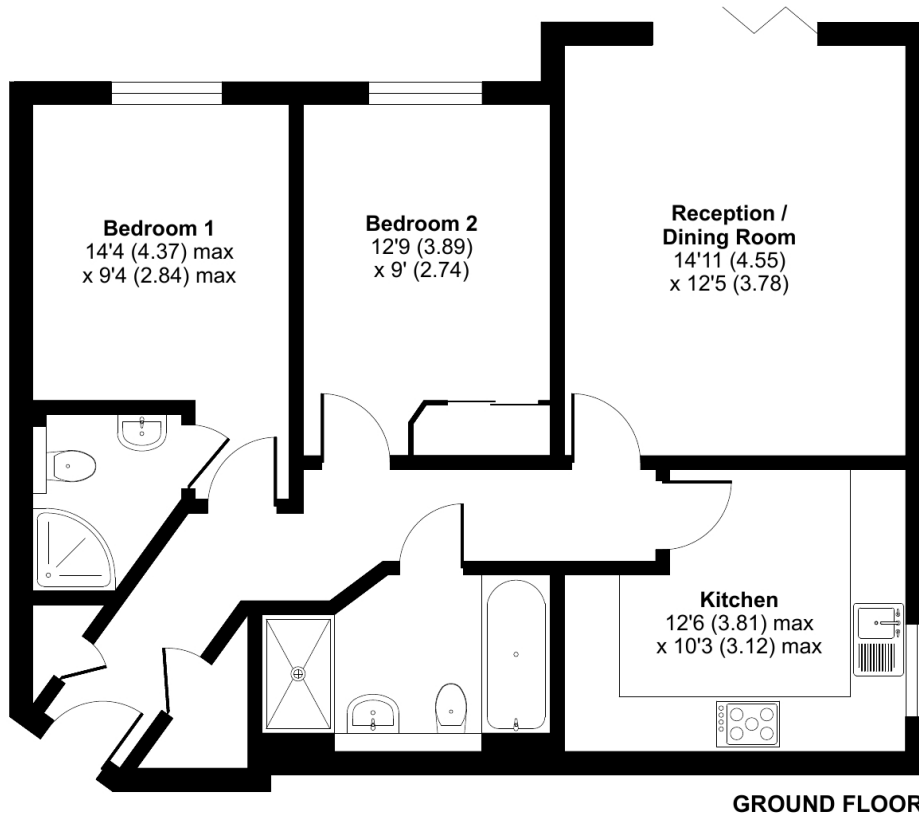


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Area = 774 sq ft / 71.9 sq m

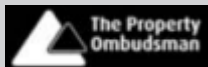
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mark Rath Residential. REF: 1329215



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.