

## 15, Ormonde Road Wokingham RG41 2RA




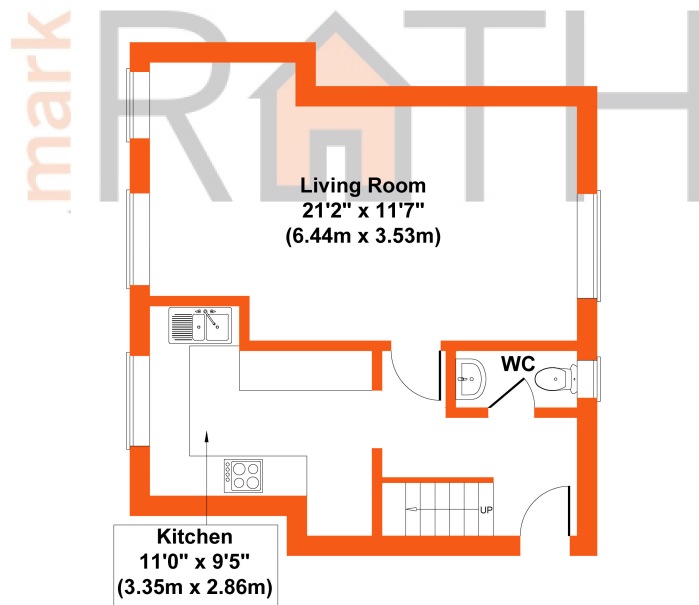
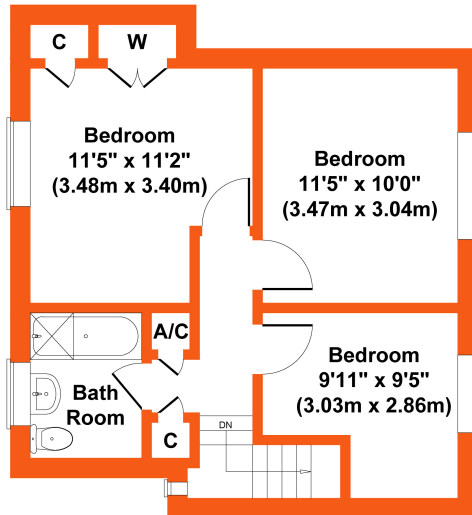
This spacious ground and first floor maisonette has 897 sq ft of accommodation and is situated about a third of a mile from Wokingham Train Station. The accommodation comprises: Entrance hall with cloakroom, separate kitchen and a very good sized living/dining room (21' x 11.7'). To the first floor there is a large double bedroom with built in wardrobes, a second double bedroom and a good size single along with a modern family bathroom. There is a private garden which is accessed from the ground floor via the side of the property. Maintenance: 2023 - £1112, Ground rent: £10 per annum. Lease: 89 years remaining. ( The balance of a 125 year lease from 1987). We are currently making enquiries regarding the cost of a lease extension.

**£300,000 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>		
(55-68) <b>D</b>	63	69
(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 

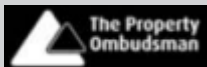


**Approx. Gross Internal Floor Area 897 sq. ft. (83.3 sq. m.)**

**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 2023



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.