

## 8 Sandford Court , Reading Road Wokingham RG41 5PJ




NO ONWARD CHAIN... Offered to the market with vacant possession and presented in excellent condition, a spacious first floor apartment situated in this impressive building of only ten apartments, located a stone's throw of Sainsbury's Winnersh and c.400 metres to Winnersh rail station. The building is entered via the main communal door with a secure entry system and has stairs serving the upper floors. The 626 sq ft of accommodation comprises of entrance hallway, living / dining room with Juliet balcony and open plan kitchen with fitted appliances. There is a master bedroom which has 2 built in cupboards and a modern ensuite shower room, a good size bedroom 2 and a modern main bathroom. The property has an excellent EPC rating of C and has gas boiler to radiator heating plus UPVC double glazing. There are communal grounds to three sides of the building with an allocated parking space at the front and communal bin store and at the rear there is a communal garden which is laid to lawn with a patio area. There is a further secure internal bike store. Lease details are 999 years from June 1st 2003, service charge of £826.16 for the period January 1st 2025 to June 30th 2025 and ground rent of £200pa for the first 25 years, rising by £200pa for the next 25 years, then £200pa increase every 25 years up to a maximum of £1,000pa for the remainder of the term. For more detailed material property information please click on the various brochure links.

### £270,000 Leasehold



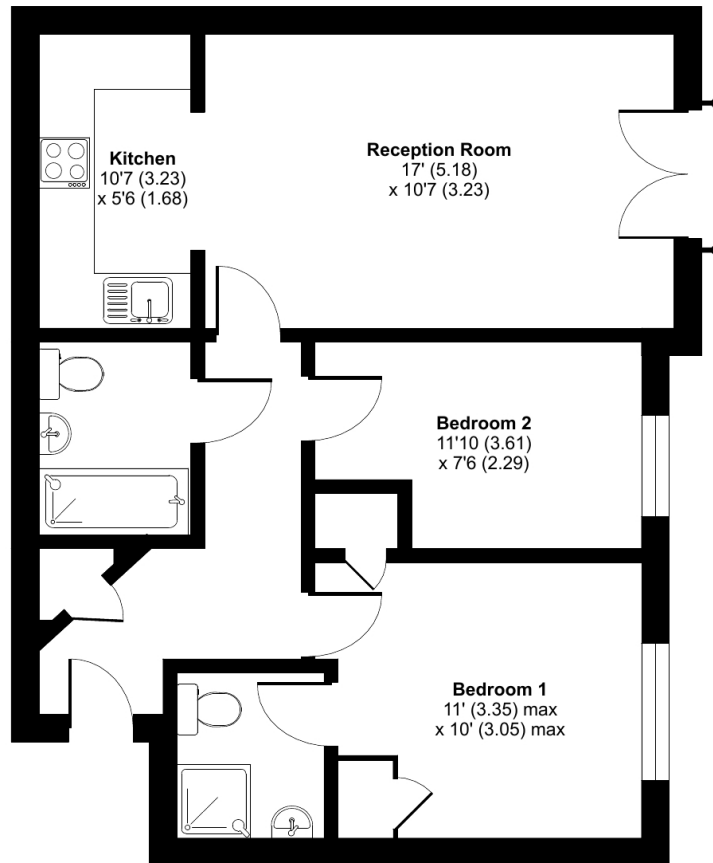


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland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

## Sandford Court, Reading Road, Winnersh, Wokingham, RG41

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



FIRST 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: 1230352



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.