

## Elms Court Flat 7, Earle Crescent Wokingham RG40 2FF



A stunning second floor flat built to the latest standards completed in 2020 located on the Elms Field Development with lift access, balance of a 999 year lease, high energy efficiency EPC-B and an impressive 919 sq ft of accommodation. This light and bright flat features gas fired central heating, double glazing, a stylish 26 ft open plan double aspect living/dining/kitchen space, spacious entrance hall with extensive storage, generous sized main bedroom with en suite shower room with fitted wardrobe, second double bedroom with fitted wardrobe and served by luxurious family bathroom. There is a gated residents parking area with one allocated space. Budgeted service charge including estate charge for 2023/24 is £1150.84, peppercorn ground rent. No onward chain.


£410,000 Leasehold

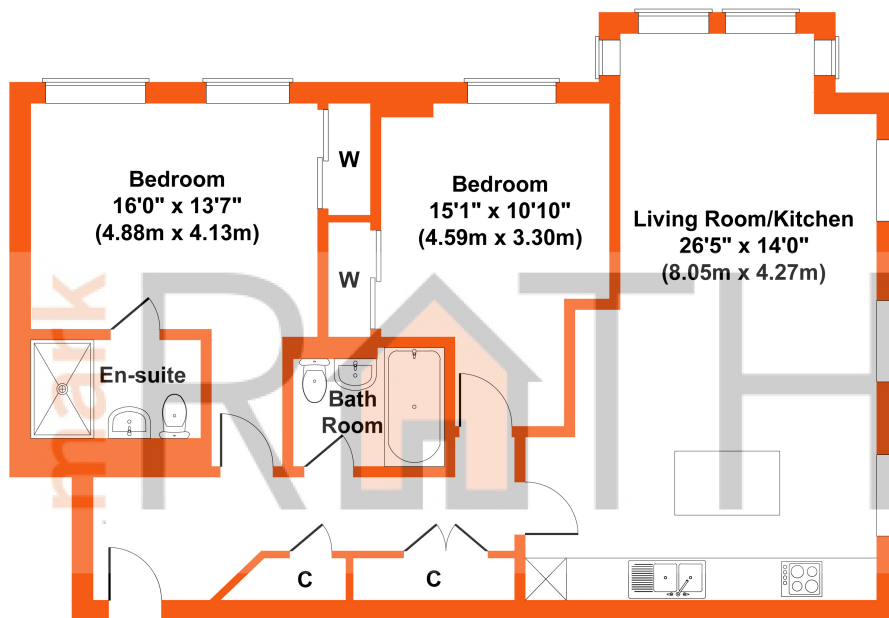








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area 919 sq. ft. (85.4 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 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.