

## Merton Ford 2, Pages Croft Wokingham RG40 2HQ



A stunning hidden gem! A fantastic opportunity to live in a spacious apartment of 1,794 sq feet of living space within a local, historic building of significant presence, built c.1896 and located just over a half a mile walk from Wokingham Market Place along a private road.

The current owners have added a stylish theme to combine traditional with contemporary to complement the many character features including, but not limited to, high skirting boards, period windows, cornicing and high ceilings. An attractive arched entrance porch leads to the long reception hallway with a lantern allowing natural light to flow in. The main reception lounge with feature fireplace and large sash windows with French doors leading to the communal gardens. The immersive social experience within this home will undoubtedly occur in the c.29' kitchen/dining room with a high specification kitchen that one would expect in such a space, to while away many hours of enjoyment and with your own exclusive outside space, step out directly to the private walled courtyard.

**£965,000 Leasehold**

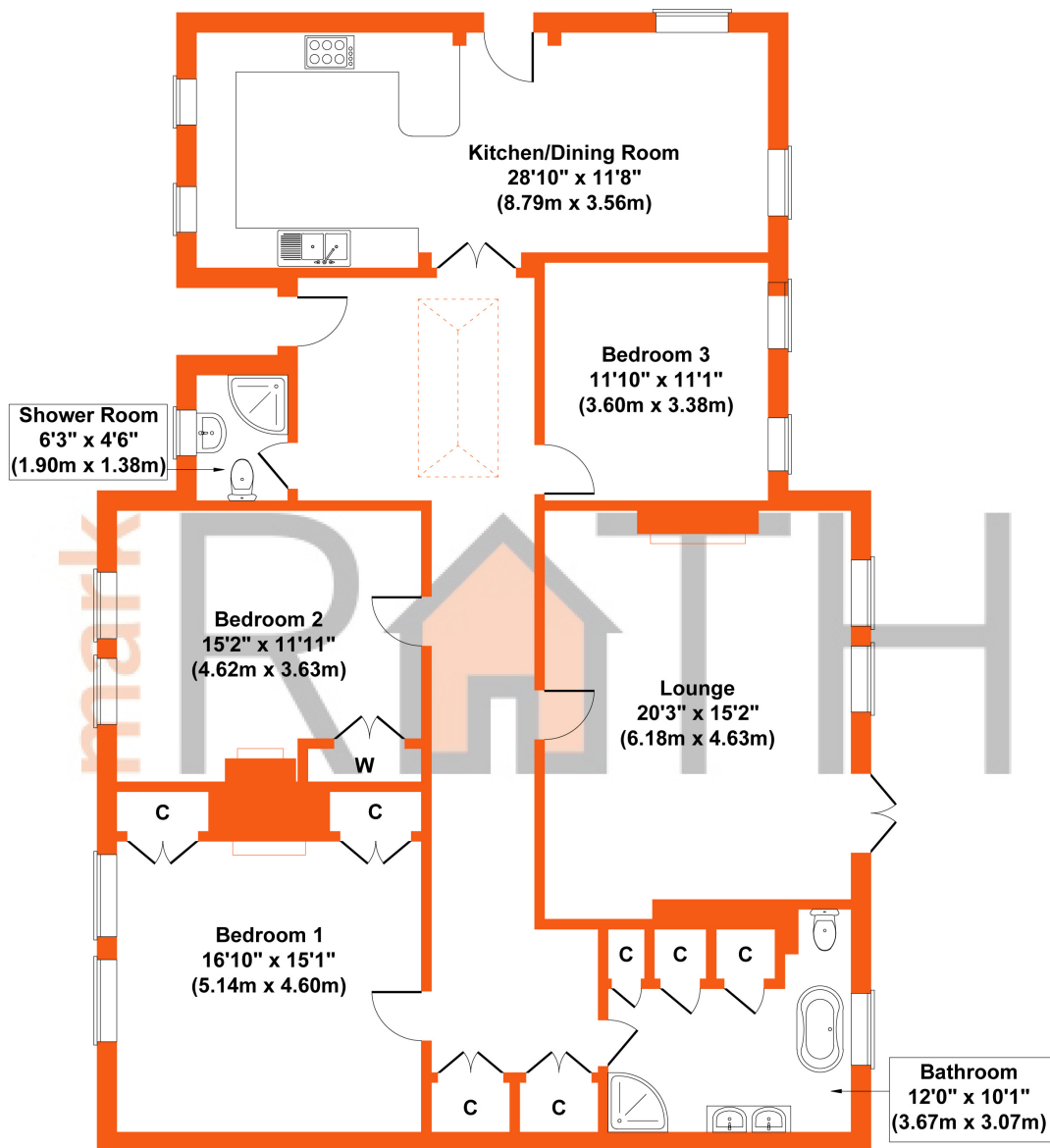








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Approx. Gross Internal Floor Area 1794 sq. ft. (166.7 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.