

11, Godwin Close Wokingham RG41 2AH



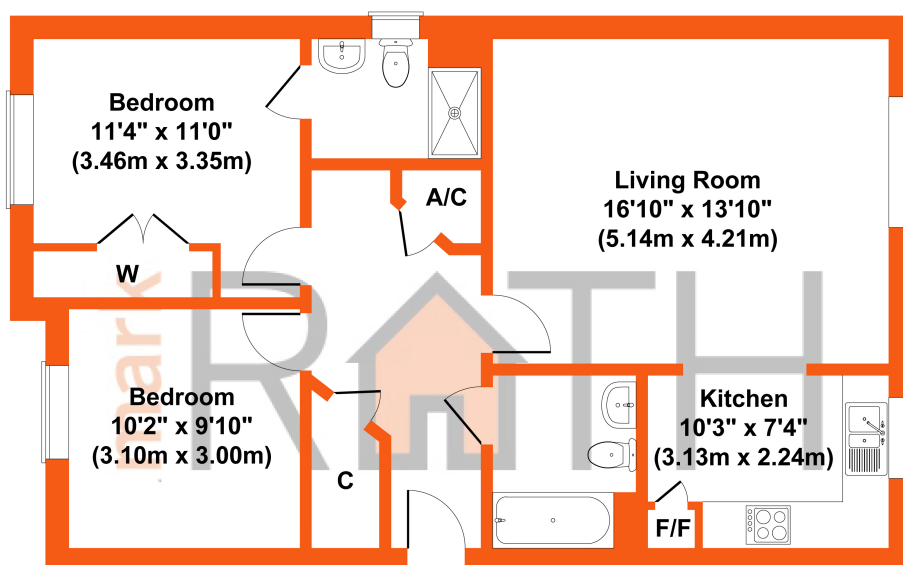
NO ONWARD CHAIN. Located in a small private cul de sac, a smartly presented first floor apartment c.1 mile walk of the town centre, mainline rail station, the leisure centre and Elms Field which has undergone significant regeneration in recent years and is now furnished with an exciting selection of coffee shops, bars, restaurants, and retail outlets. The communal main door with secure entry phone system leads to the communal hallways with staircase serving all floors in this block of just 7 apartments. The 772 sq feet of accommodation comprises personal front door into the entrance hall, living room through to the kitchen, two bedrooms, master bedroom with built in wardrobes and ensuite shower room and a further matching family bathroom. The property has an excellent EPC rating B, uPVC double glazing and gas radiator heating. Outside at the rear is the communal garden and bin store with additional cycle store and one allocated parking space at the front. Lease details: 125 years from 1st September 2009. Service charge September 1st 2024 to 31st August 2025 - £1,913.52. Ground rent: £250pa. Ground rent review period is every 25 years from the start of lease, doubling on each 25 year anniversary, initial ground rent £250. For more detailed material property information please click on the various brochure links.

£330,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(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

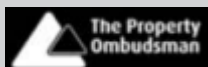


Approx. Gross Internal Floor Area 772 sq. ft. (71.7 sq. m.)

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 2025



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.