

## 20, Ellison Way Wokingham RG40 2AB




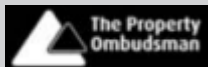
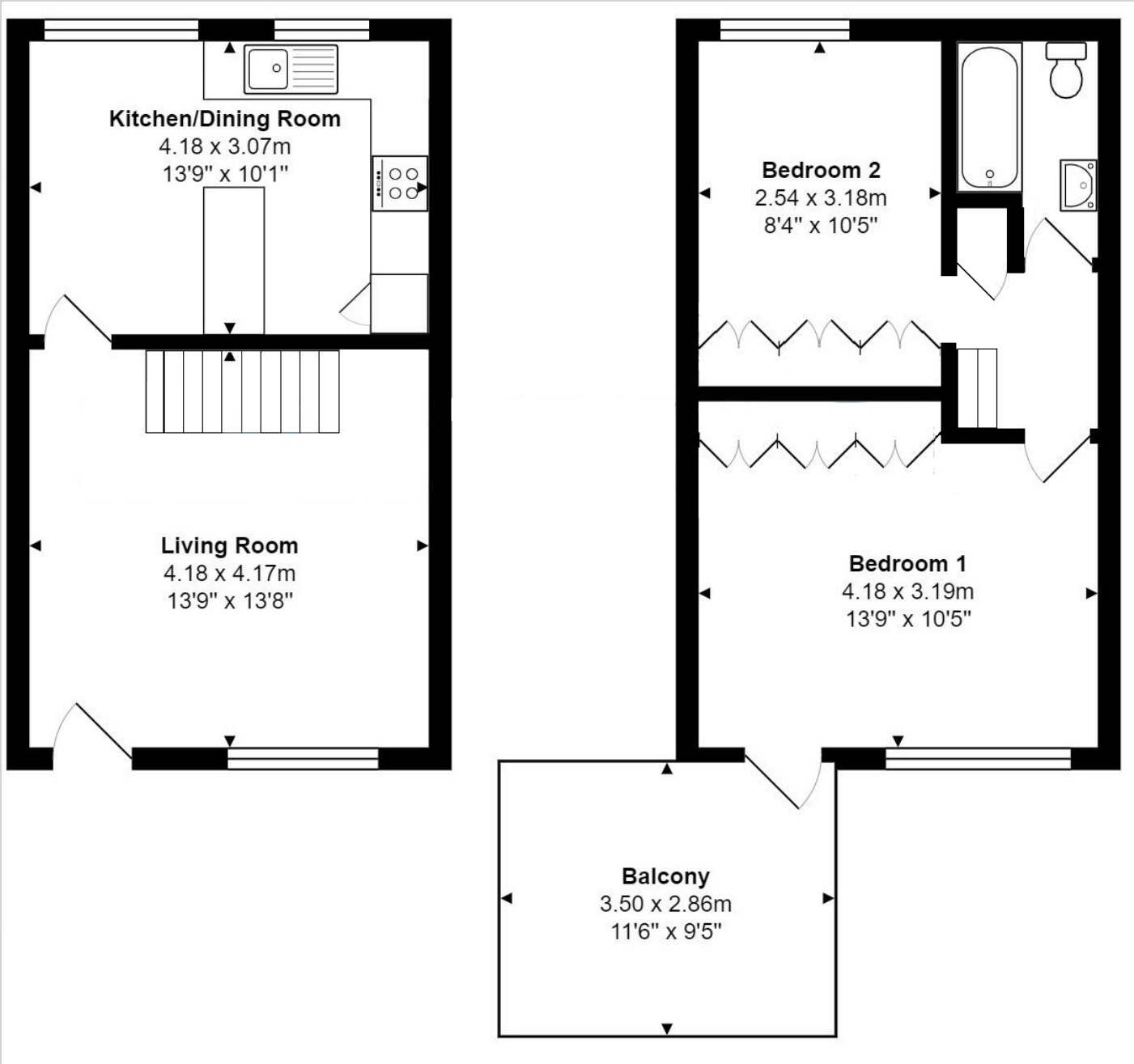
A spacious split level third and fourth floor maisonette in the popular Ellison Way development right in the heart of town. The accommodation which spans two floors features: communal entrance hall to third floor, private front door entering into a bright and airy living room and doorway leading through into a kitchen/dining room. On the top floor there is a large main bedroom with access to a shared balcony and then a small double, second bedroom and white family bathroom suite. There is a garage in nearby block and residents permit parking via Wokingham Borough Council at £33pa. The property has the balance of a 999 year lease which commenced in 1966 with a ground rent of £60pa and an annual service charge of £1,850 tbc. The photographs are historic. For more detailed material information, please click on the various brochure links.

£260,000 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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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 



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.