

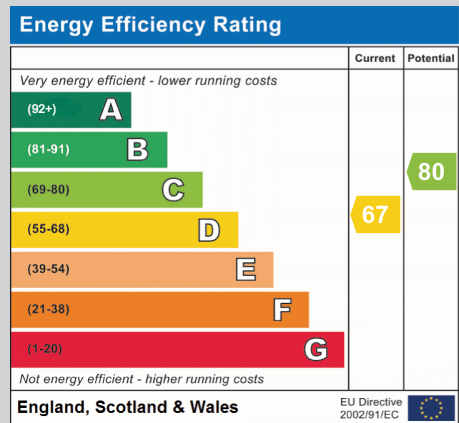
## 5 Clare Court , Clare Avenue Wokingham RG40 1EX



LONG LEASE AND SHARE OF FREEHOLD. A light and airy conversion apartment in this character building, tucked away in a traffic free location yet within 1/2 mile level walk to Wokingham Market Place. This first floor apartment is approached through the main communal door and up via the characterful communal staircase to the personal front door leading to the entrance hallway, living/dining room, modern kitchen and bathroom, two good size bedrooms. The property has gas radiator heating, double glazed windows and EPC rating D. There is an allocated garage with further resident parking and mature well tended communal garden areas. The freehold of the building is owned by the residents with lease details - 999 years from July 1st 1972, peppercorn ground rent and 6 month service charge for January 1st 2024 to June 30th 2024 £1,075.00. For more detailed material property information please click on the various brochure links. VACANT POSSESSION.

£280,000 Leasehold

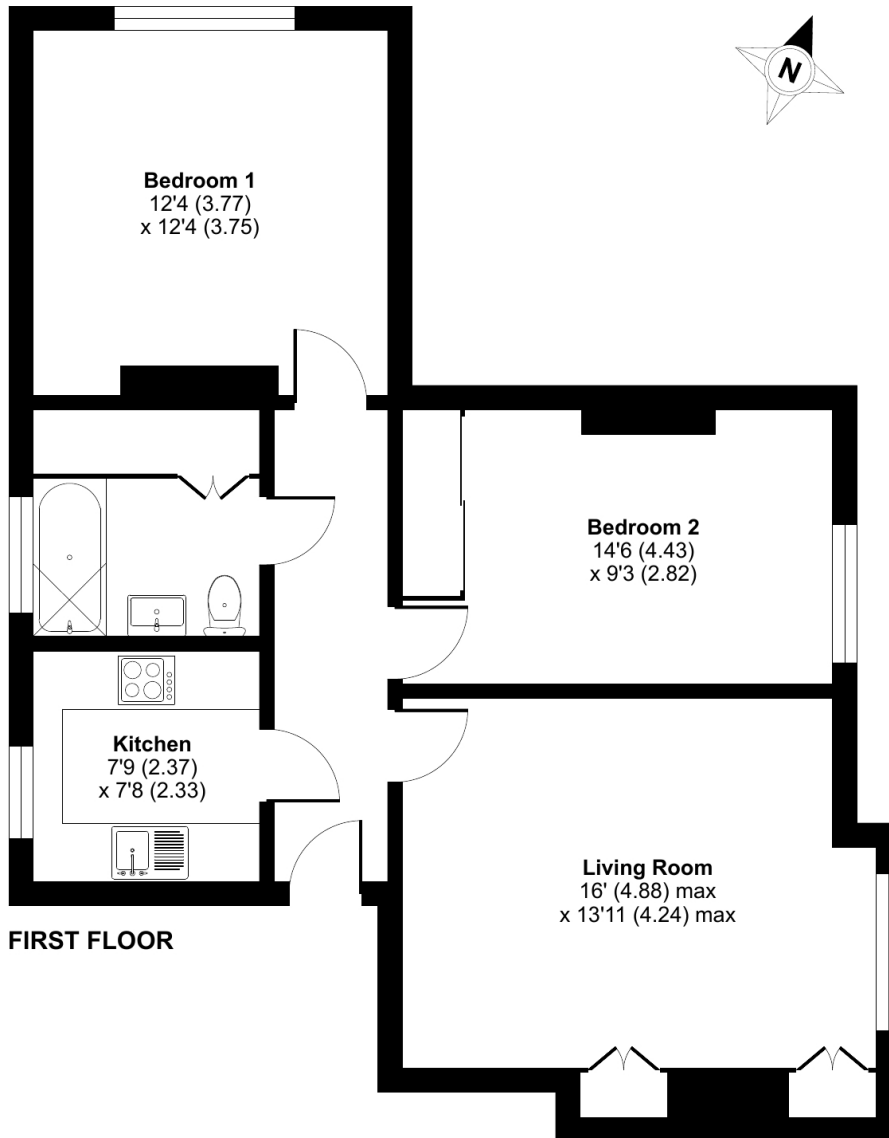




## Clare Court, Clare Avenue, Wokingham, RG40

Approximate Area = 702 sq ft / 65.2 sq m

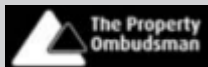
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1136005



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.