

Flat 10, 44, Finchampstead Road Wokingham RG40 2NN




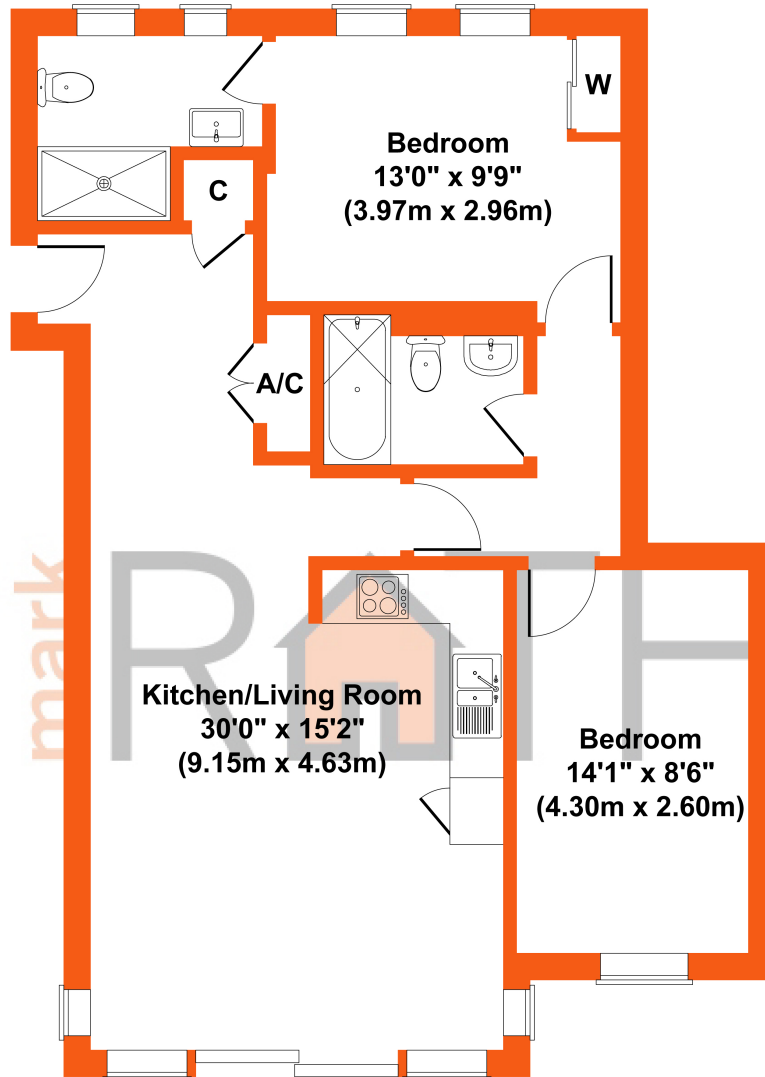
A beautifully presented first floor apartment within walking distance of the town centre, mainline rail station, the leisure centre and Elms Field which has undergone significant regeneration in recent years and is now furnished with an exciting selection of coffee shops, bars, restaurants, and retail outlets. The high specification accommodation of 799 sq ft comprises personal front door into the entrance hall area which flows into the large and versatile open plan reception area with sliding patio doors and Juliet balcony, ample room for a dining area, living area and the high specification fitted kitchen. There are two double bedrooms, beautiful ensuite shower room and a further matching family bathroom. The property has an excellent EPC rating B, double glazing and underfloor heating. The communal parts comprise a secure entry system with elegant communal hallways, communal garden space, underground parking with one allocated space and bike storage. Lease details: 150 years from 1st January 2015. Service charge 2025: £3,315.13pa. Ground rent 2025: £308.14pa. Ground rent review period every 5 years from first review on 1.1.2020 at RPI. Communal boiler: gas charged per month.

£330,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



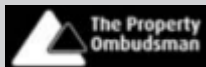
Approx. Gross Internal Floor Area 799 sq. ft. (74.2 sq. m.)

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



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