

Woosehill Court Flat 15, Emmview Close Wokingham RG41 3DA



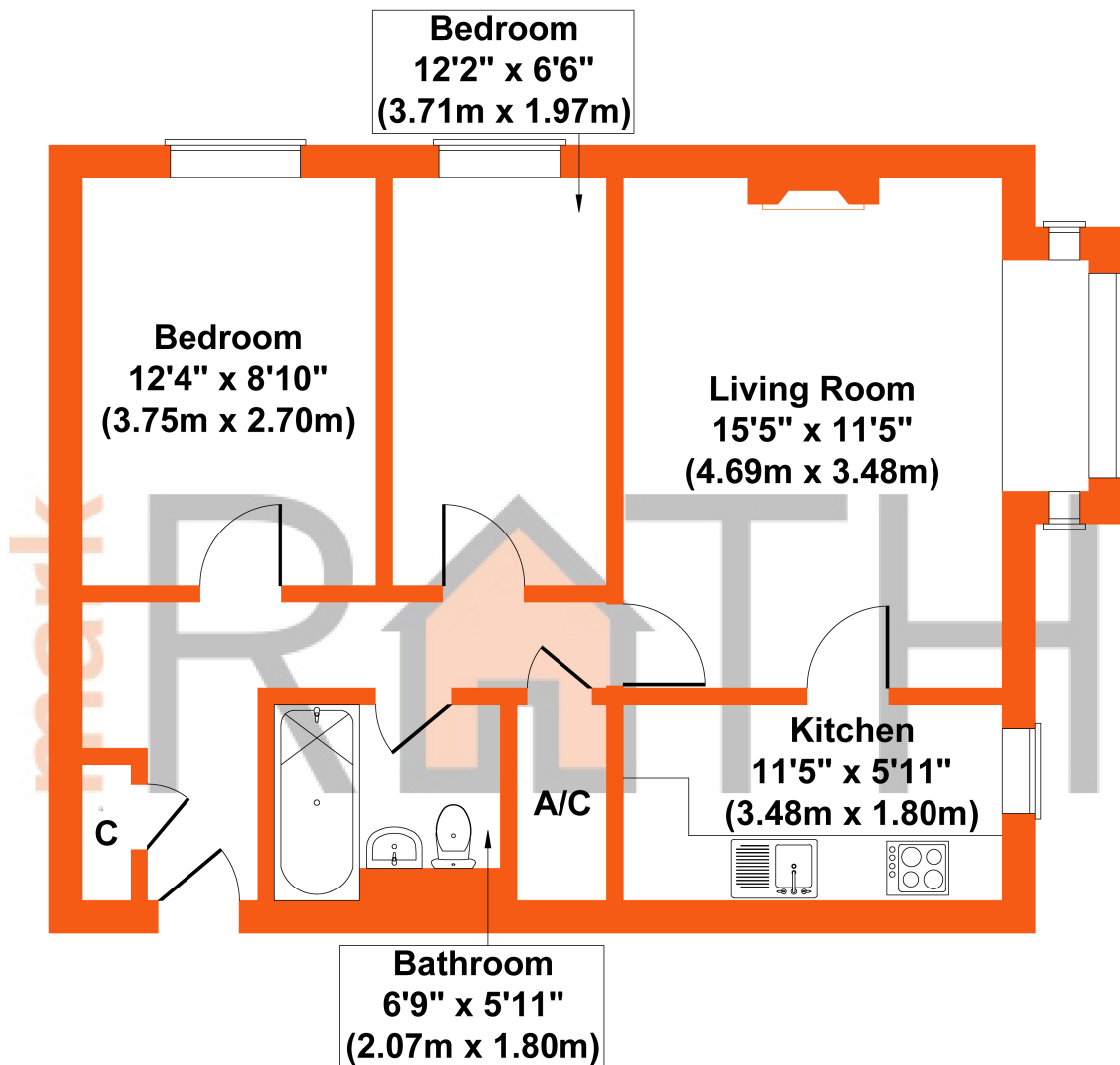
A spacious top floor flat in this purpose built block adjacent to Morrisons supermarket and Woosehill Surgery. The generous 621 sq ft of accommodation which features gas central heating, double glazing (EPC - D) and allocated parking comprises: Entrance hall with fitted cloak storage, 15'5 x 11'4 living room with lovely leafy treetop views towards Wokingham, separate kitchen, two bedrooms and a family bathroom. The property benefits from a newly extended 125 year lease, an annual ground rent of £100pa which increases every 25 years by £50 upto a maximum of £250 (next increase in 2034) and an annual service charge of £870. Externally there are communal gardens and allocated parking. For more detailed material property information please click on the various brochure links.

£230,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

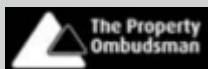


Approx. Gross Internal Floor Area 621 sq. ft. (57.7 sq. m.)

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.