

## 1 Swift House , Market Place Wokingham RG40 1AP



NO ONWARD CHAIN. A spacious ground floor apartment within a central location just off Market Place conveniently positioned for access to the mainline railway station and all the town's shops, eateries and facilities. The 504 sq ft of accommodation comprises open plan L-shaped living/dining/fitted kitchen, double bedroom with fitted wardrobe and a modern white bathroom suite. The property has gas radiator central heating and an EPC - C rating. There is no parking. Lease details - 125 years from January 1st 2014; anticipated annual maintenance charge for 2025 £2,587.87; ground rent £250 pa increasing by 100% on January 1st 2038 and on each subsequent 25th anniversary during the term of the lease. For more detailed material property information please click on the various brochure links.

**£180,000 Leasehold**



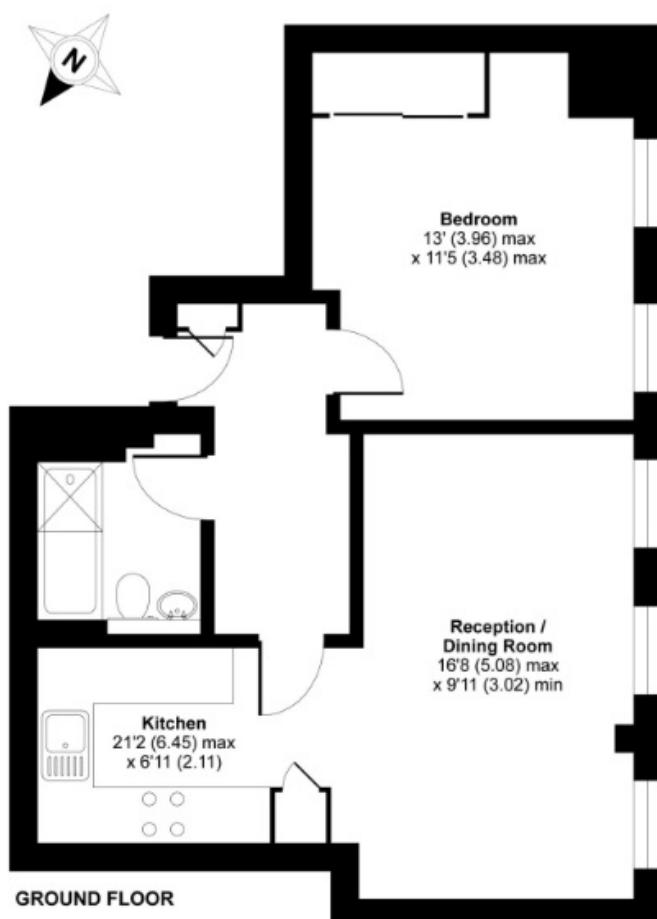


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



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.