

9, Godwin Close Wokingham RG41 2AH



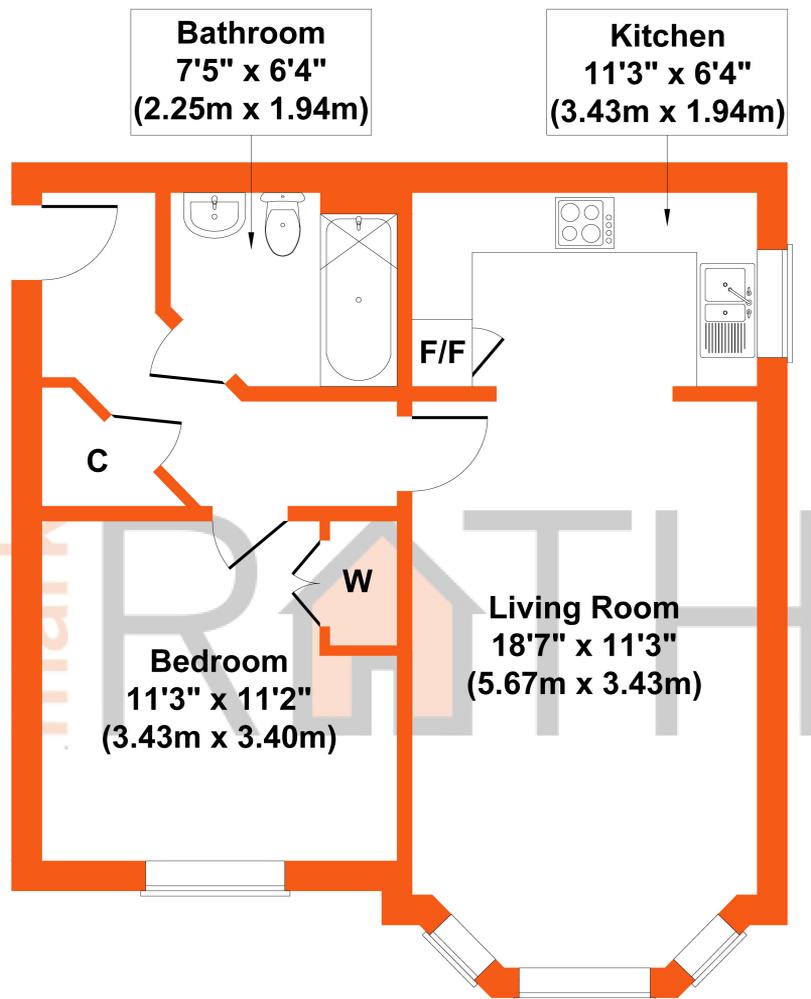
A rarely available energy efficient EPC - B, ground floor apartment situated around a 20 minutes walk to Wokingham Town Centre & Train Station. The accommodation comprises: Entrance hall, large living/dining room opening into a fitted kitchen with integrated appliances. There is a good sized double bedroom with fitted wardrobe and a modern family bathroom. This property has a high EPC Rating of B and allocated parking space. The property is held on a long lease of 125 years from 1st September 2010. Annual ground rent of £250 which will increase to £500 from 1st September 2034. Estimated service charge 1st Sep-31st Aug 2024 of £1791.40

£200,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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 543 sq. ft. (50.4 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 2023



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.