

## 190, William Heelas Way Wokingham RG40 1GS



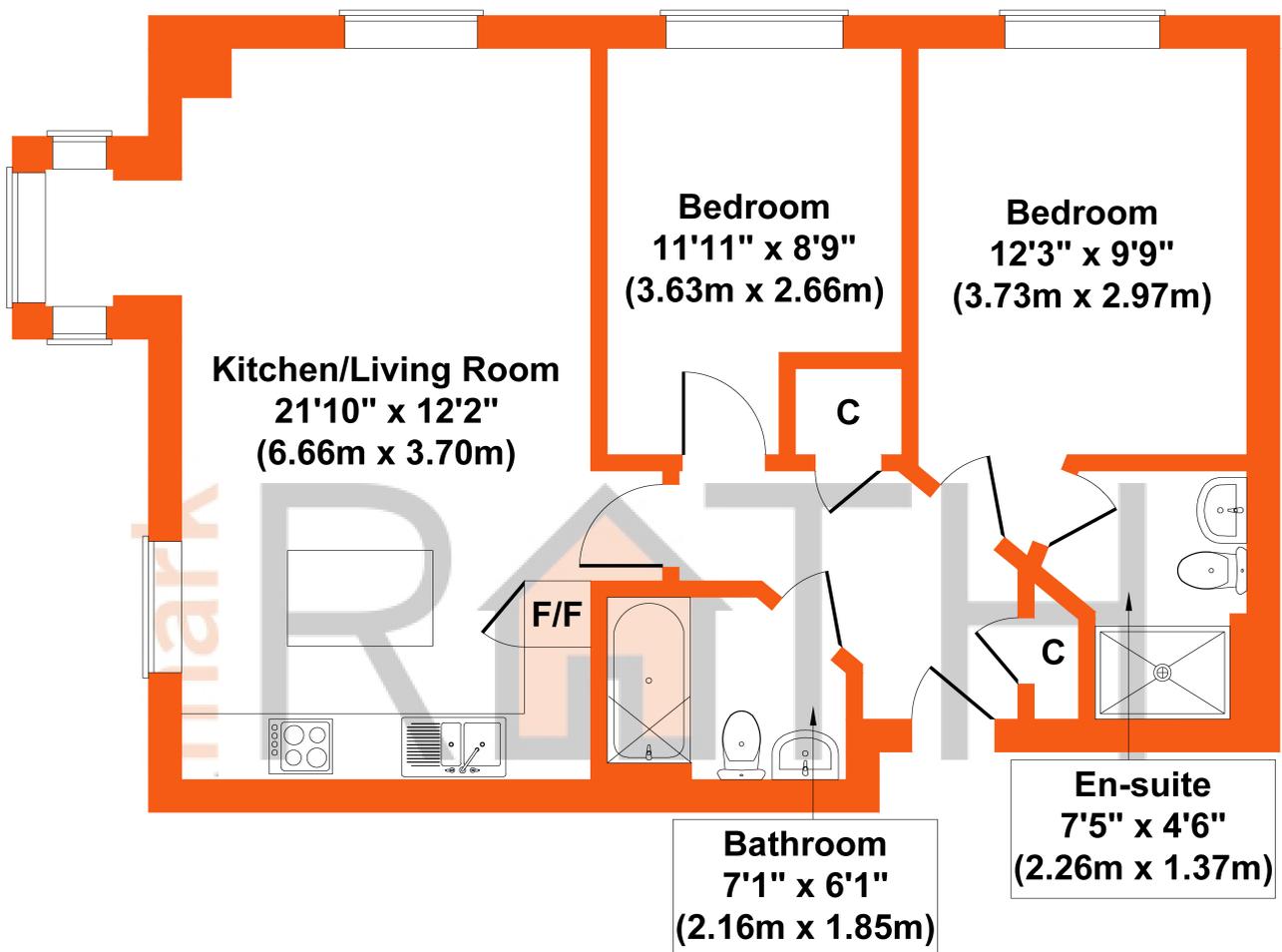
A smartly presented first floor apartment located in the sought after Montague Park development with an impressive EPC rating of B, double glazing and gas central heating to radiators. The accommodation which amounts to 684 sq ft comprises entrance hall, large double aspect light and airy open plan living/kitchen/dining room with a free-standing central Island in the kitchen area used for dining and additional work surface space to prepare meals. There is a 12' 3" main bedroom with full en suite shower room along with a double second bedroom served by the family bathroom. There is one allocated parking space and additional visitor spaces nearby. The property is conveniently situated near a range of local amenities including a Co-Op and other useful stores, just a short distance away. Wokingham Town Centre has many conveniences including a Waitrose supermarket and a blend of high street and independent retail shops, a variety of coffee shops, pubs and eateries. In addition Wokingham has welcomed a mixture of new amenities including a boutique cinema, hotel, and leisure centre complimented by the well-established park and green space. For those who commute, the A329M and M4 are only a short drive. Lease details – 999 years from 1st October 2015 and a ground rent of £250p.a. reviewed every 15 years. Service charge for January 1st – December 31st 2026 of £1.307.26. For more detailed material property information please click on the various brochure

**£280,000 Leasehold**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area 684 sq. ft. (63.5 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 2026**



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.