

Flat 19, Elms Walk Wokingham RG40 2EZ



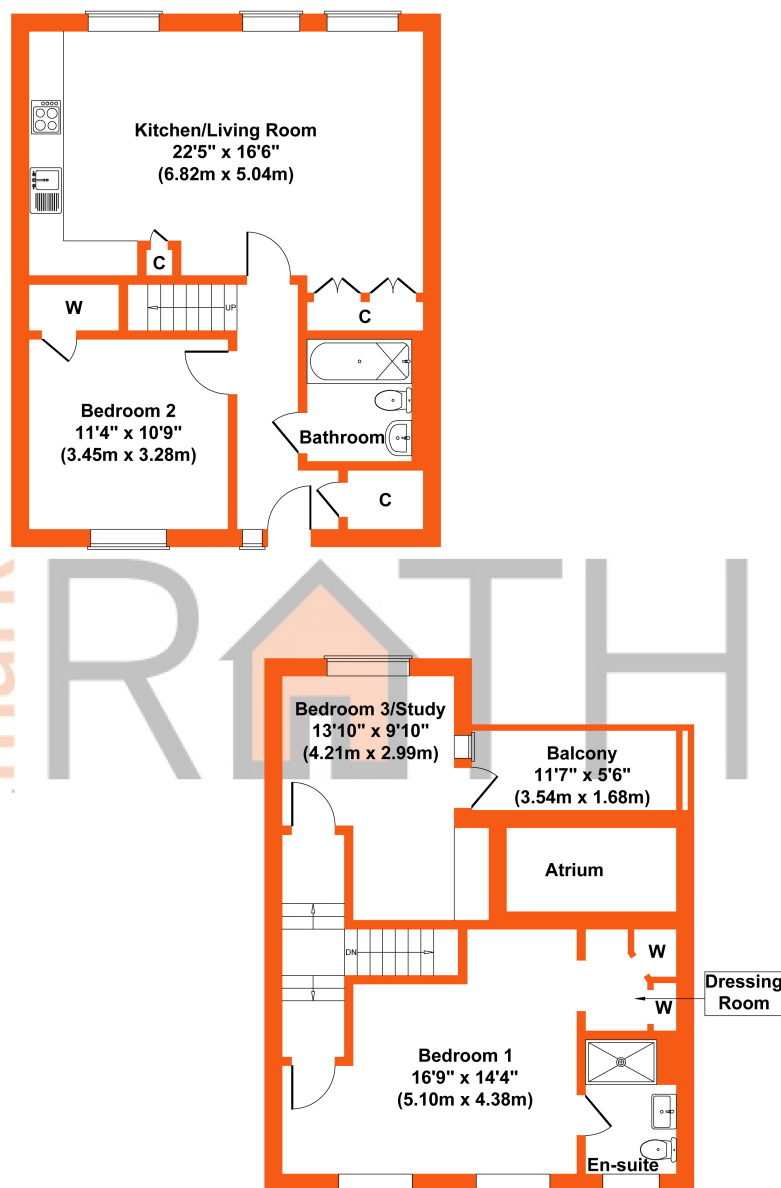
Centrally located for the town centre within the recently regenerated Elms Field development, a spacious duplex apartment with 1,093 sq. ft. of beautifully appointed accommodation. The building is entered by a secure entry system and has stairs and lift serving all floors. Upon entering the apartment, you have the feeling of space and quality with the entrance hall serving the ground floor comprising a light and airy kitchen/dining/living room with an atrium allowing a lovely flow of additional light, a comprehensively fitted kitchen, bedroom two and a family bathroom plus a large storage cupboard. Stairs lead to the upper floor where there is a spacious master bedroom with walk in dressing room and ensuite shower room, study/home office with a gallery overlooking the living space below and access out to the outdoor space on the enclosed balcony. The apartment benefits gas radiator heating and double glazing with an EPC rating B. Outside there are communal areas with an allocated parking space, cycle store and communal bin facility. Lease detail of 250 years from October 1st 2020 and a peppercorn ground rent with annual service charge c.£3,300. Elms Walk is a luxurious development built in 2021 as part of the regeneration of Wokingham Town Centre and is located within easy reach of 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

£525,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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

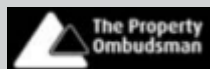


Approx. Gross Internal Floor Area 1093 sq. ft. (101.5 sq. m.)

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 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.