

131, Outfield Crescent Wokingham RG40 2ET



NO ONWARD CHAIN. A smartly presented ground floor apartment within walking distance of the town centre, mainline rail station, the leisure centre and Elms Field which has undergone significant regeneration in recent years and is now furnished with an exciting selection of coffee shops, bars, restaurants, and retail outlets. The accommodation of 661 sq ft comprises personal front door into the entrance hall area which flows into the versatile open plan reception room with French doors to the outside, living area and the high specification fitted kitchen. There are two bedrooms, ensuite shower room and a further matching family bathroom. The property has an excellent EPC rating C, double glazing and electric heating. The communal areas comprise a secure entry system with communal hallways, communal garden areas and one allocated parking space.

Lease details: 125 years from 1st January 2012. Service charge 2025: £1,988.73pa. Ground rent 2025: £329.45pa. Ground rent review period is every 10 years from the start of lease, in line with the Retail Price Index, initial ground rent £250. For more detailed material property information please click on the various brochure links.

£260,000 Leasehold



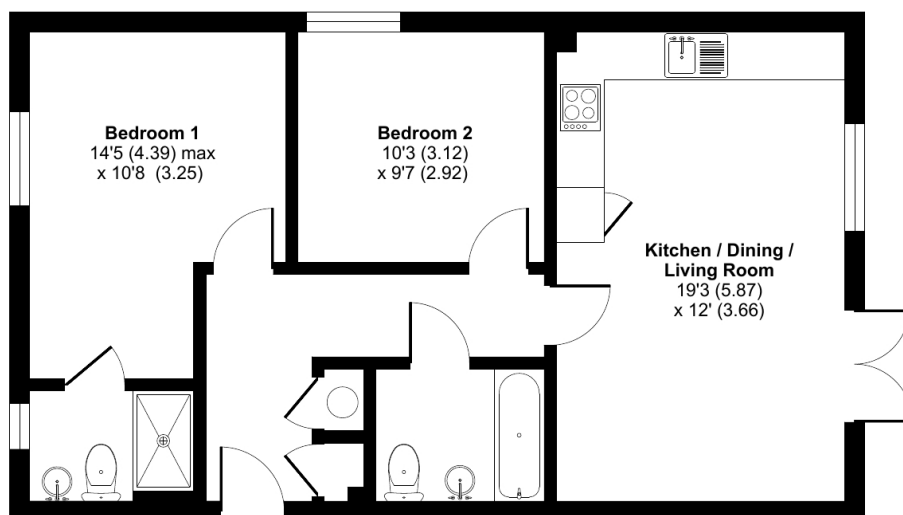


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Outfield Crescent, Wokingham, Berkshire, RG40

Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Produced for Mark Rath Residential. REF: 1240823

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.