

27, Harding Place Wokingham RG40 1BX




A rarely available 2 bedroom Freehold house in this lovely quiet gated community at the rear of Chestnut Grange, Glebelands Road Wokingham. Catering for residents of 55 years upwards with meticulously maintained communal gardens, residents living room and on site development manager all within a level walk of Waitrose. The Cottage which amounts to 984 sq ft comprises: Reception hall with cloakroom, living room with fireplace leading through into a bright and airy south west facing conservatory/dining room and out onto a small patio area beyond. On the first floor there is a large landing, a generous sized main bedroom featuring fitted wardrobes and en suite shower room, a second small double guest room and a family bathroom. There is an allocated parking space plus additional residents parking spaces. The service charge covers external maintenance, external decoration, window cleaning and building insurance amongst other things and amounts to c.£5000pa.

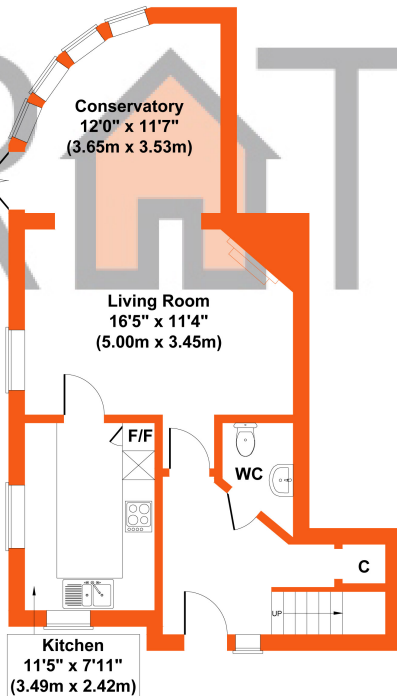
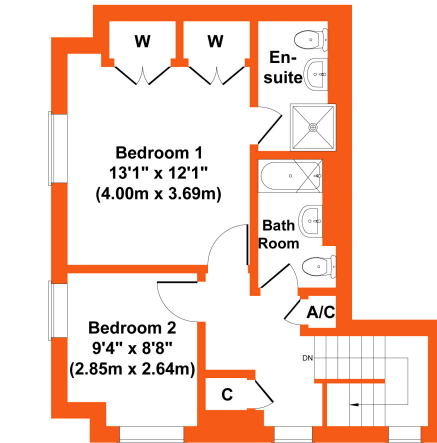
£435,000 Freehold





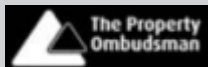
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

mark RATH



Approx. Gross Internal Floor Area 984 sq. ft. (91.4 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.