



RICS

www.martinpole.co.uk

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

Martin & Pole

Established 1846

ESTATE AGENTS



122 Highfield Park, Wargrave, RG10 8LE
Price £175,000 Leasehold

A pleasant ground floor maisonette in a village location



A 1 bedroom, 1 reception room ground floor maisonette with a garden, offered for sale with no onward chain. The property was refurbished a few years ago but will now benefit from a little tidying up.

There is a local shop, newsagents and pharmacy on Victoria Road nearby and the centre of Wargrave offers a choice of pubs, restaurants and a library as well as a railway station on the Henley to Twyford line. In the other direction is the A4 providing access to Maidenhead or Reading.

The property is also in the catchment for Robert Piggott Primary School and Piggott Senior School.

Tenure:

Leasehold: 125 year lease from 17th August 1987.

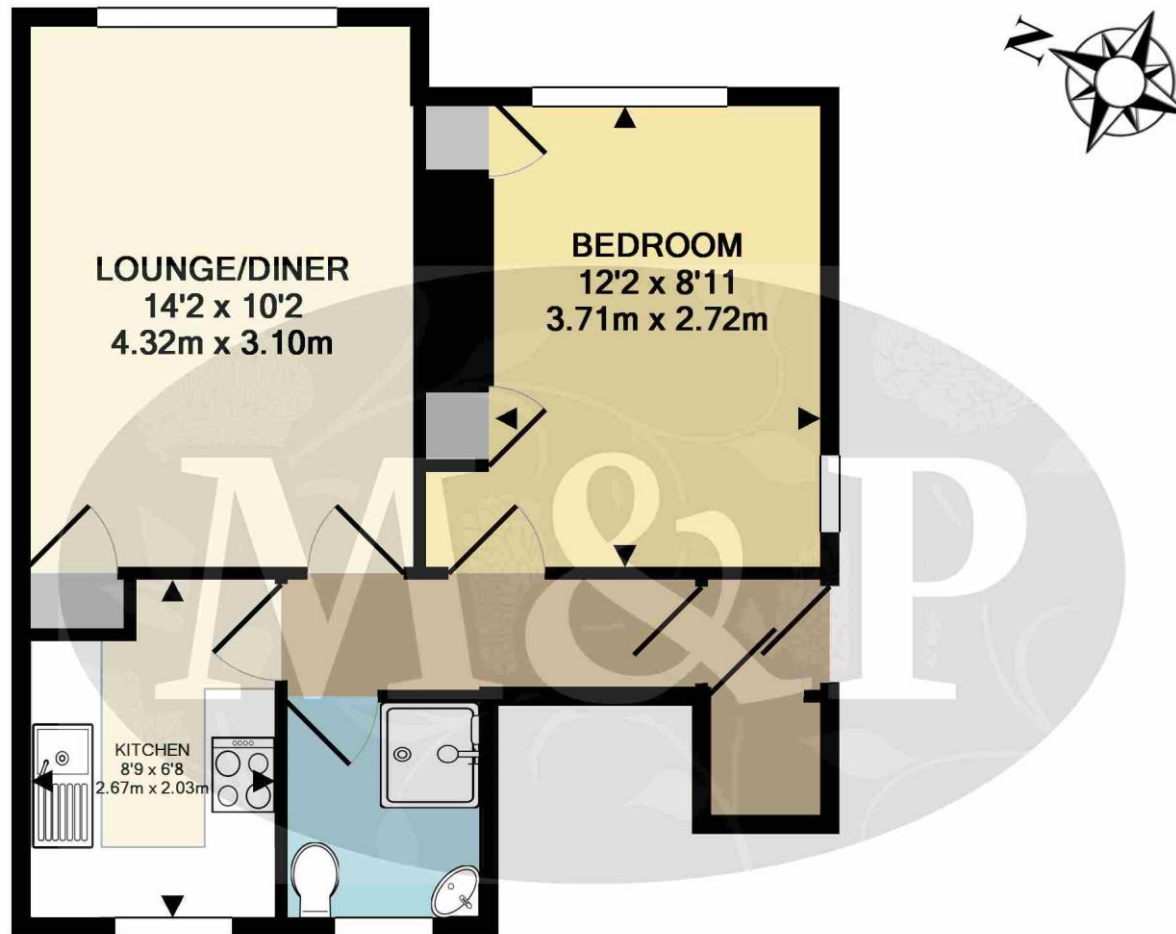
Ground rent: £10 per annum.

Service Charge: Variable but approximately £90 per annum.

EER: C74 Council Tax: B

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. 8/1/2019 2:46 PM

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

Made with Metropix ©2019

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

Martin & Pole
Established 1846

www.martinpole.co.uk

ESTATE AGENTS



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk