

1 The Croft, Pages Croft, Wokingham.



A ground floor apartment with entry phone system
Exclusive and peaceful setting on the edge of the town centre.
A crescent of eight apartments over two floors.
Lovely communal grounds. Adjoining King George V playing fields

NO ONWARD CHAIN

2 Bedrooms, Bathroom/Wet Room, Separate W.C., Lounge with French windows to small garden at the front, Kitchen with adjoining dining area with French windows to patio at the rear.
Gas fired central heating – radiators throughout.
Small enclosed garden area at front and rear.
Single garage.
Lovely communal grounds.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk

1 The Croft, Pages Croft, Wokingham. RG40 2HN.

DESCRIPTION/LOCATION: A ground floor apartment in a two storey development of eight broadly speaking similar apartments with four served from each communal entrance. The property dates from the 1960's and has the extra feeling of space including perhaps slightly higher ceilings that one would associate with a development of that era. Undertaken by Thomas Lawrence a highly regarded local house builder there is a feeling of quality and spaciousness rarely found in a more modern development. The property would benefit from some expenditure but has all the basic ingredients to provide a fine high quality home – indeed it may suit someone looking for a bungalow – bungalows in Wokingham town centre are, of course, quite expensive!

Pages Croft is just over half a mile from the town centre which offers a good range of restaurants and cafés and some independent shops as well as one of two High Street chains and two Supermarkets and a convenience store. Wokingham is popular largely because of its excellent communication links. The A329M is within two miles and provides easy access to the M4 (junction 10) and the M3 to the south of Bracknell at Bagshot. Wokingham station is on the Reading to Waterloo line and also offers services to Guildford/Gatwick. From Reading or Twyford to the north there are train services on the Paddington line and from May 2022 services on the new Crossrail line.

The accommodation comprises:

Communal Entrance Hall: with meter cupboard.

Entrance Hall: with walk-in storage cupboard and broom cupboard, radiator. Entry phone.

Bedroom 1: 14'10 x 12' front aspect with double built-in wardrobes, radiator.

Bedroom 2: 12'3 x 9'4 with double built-in wardrobes, radiator.

Bathroom/Wet Room: with wash hand basin, W.C., radiator.

Cloakroom: with wash basin and W.C., radiator

Lounge – at the front: 16'9 x 12'4 with stone effect fireplace with space for inset electric fire, double doors to small private enclosed front garden.

Kitchen/Dining Room:

Kitchen Area: 12'9 x 9'5 with stink unit, wall mounted and base units, four ring gas hob, split level oven, fitted microwave, plumbing for washing machine and dishwasher. Wall mounted Glow-Worm gas fired boiler for central heating and domestic hot water.

Dining Area: 10'3 x 10' with double doors to patio – shielded with hedging.

Outside:

Garage: close to the property in a terrace of eight garages.

The Gardens: There is a small area private patio enclosed with hedges to the rear and a small private lawned area at the front – this is a very longstanding informal arrangement with each ground floor apartment. Otherwise communal gardens with a commanding frontage and lawn. Further expansive lawn, fine specimen trees and an area of woodland to the rear. Adjoining King George V playing fields with the St. Crispin's playing fields just beyond – privacy at the rear is therefore virtually guaranteed.

Tenure: Leasehold. The Lease has been extended and now runs until 28th September 2162 (140 years approx. unexpired).

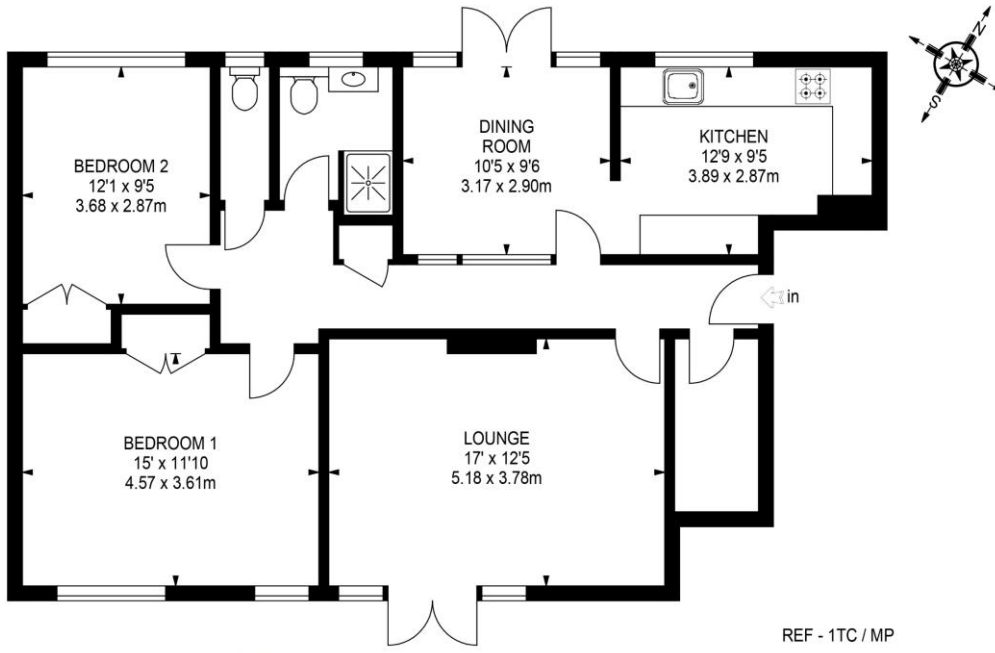
Ground Rent & Service Charge: We have spoken to the Managing Agents who advises a quarterly invoice of about £345 is raised and this includes insurance of the structure, ground rent and maintenance costs. The service charge is, of course, subject to annual review. The ground rent is fixed at £40 per annum for the remainder of the term.

The Managing Agent will in due course prepare and provide a Sales Pack at an approximate cost of £175.

ENERGY EFFICIENCY RATING – C.

COUNCIL TAX BAND – D.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured 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, nor do they necessarily guarantee a place in the school. 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. Fo:36854/DCA



REF - 1TC / MP



APPROX. GROSS INTERNAL FLOOR AREA 1003 SQ FT / 93.18 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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