



HUNTERS[®]
HERE TO GET *you* THERE

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Elms Court, Wokingham, RG40 2FF

Per Calendar Month £1,850 Per Calendar Month



Hunters Wokingham are delighted offering to the market this newly built first floor apartment located within walking distance to the train station and town centre, Benefiting from an open-plan reception to well equipped kitchen wrap around double balcony, two double bedrooms with en-suite w/c and shower to the master bedroom, main bathroom, Gated allocated parking and lift. Available now, Viewing comes highly recommended.

43c Peach Street, Wokingham, Berkshire, RG40 1XL | 0118 979 5618
wokingham@hunters.com | www.hunters.com



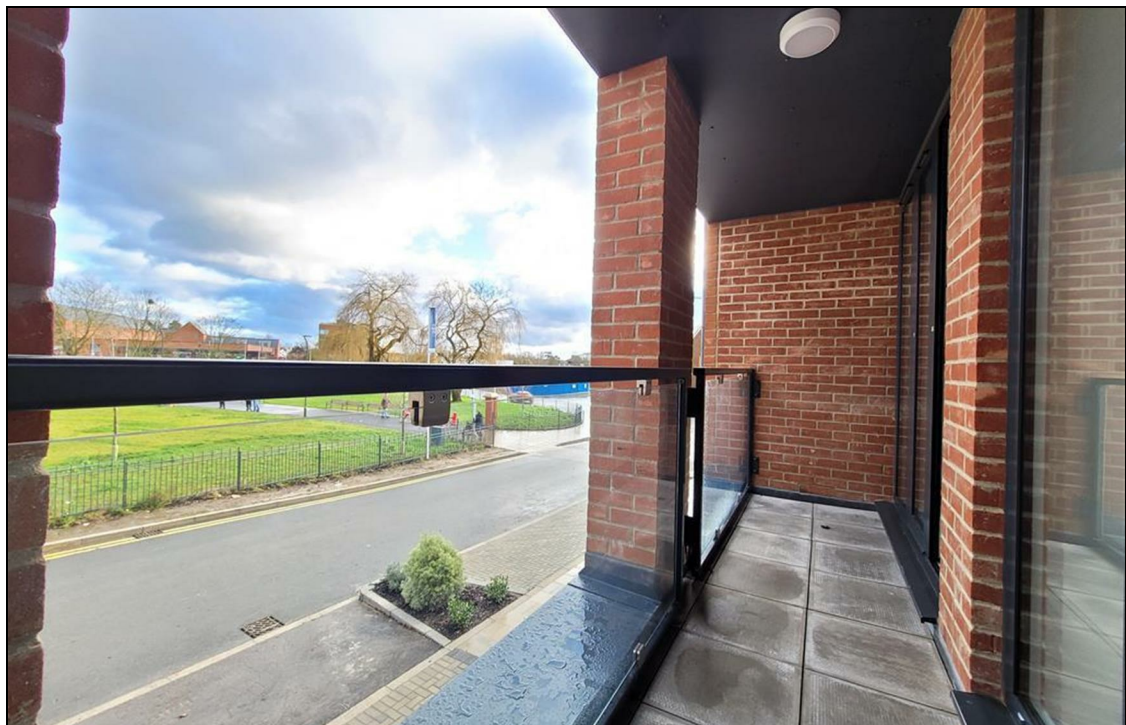
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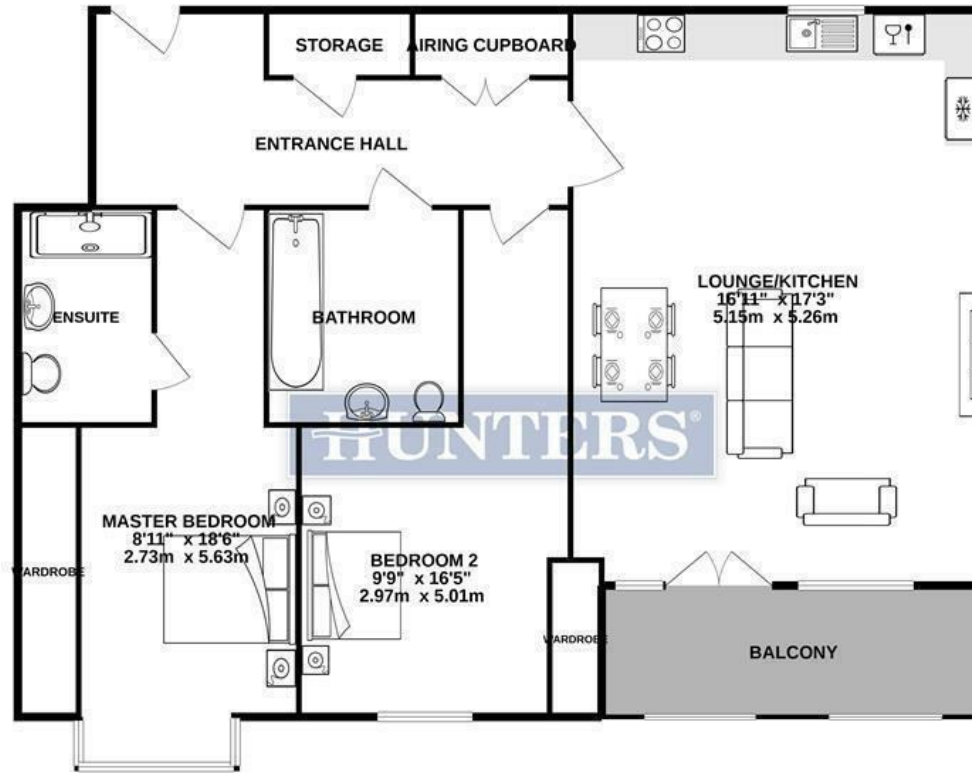
KEY FEATURES

- New built apartment
- Two double bedrooms
- Open plan living room/kitchen
- En-suite to master bedroom
 - Balcony
- Secured allocated parking
 - First floor
 - Lift
- Town centre location
- Walking distance to train station

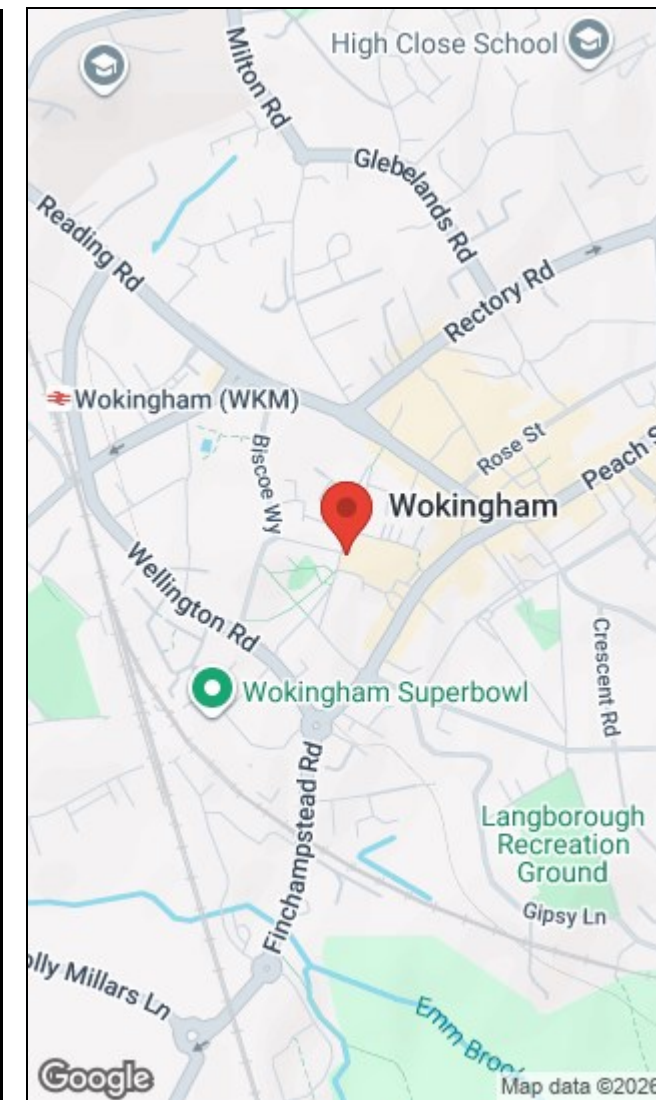




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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