

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ashville Way

Wokingham, RG41 2AY

£1,450 Per Calendar Month



This two double bedroom first floor flat is based in the popular Emm Square development, located closely to train station and town centre.

The property comprises of two double bedrooms, with en suite on master, family sized bathroom and open plan lounge/kitchen.

The flat also has allocated parking space for the property and lift in the building as well as stairs.

### About the area:

Wokingham Borough offers high quality of life with good school. The area is diverse made up of 17 parishes and villages with different characters. It's a blend of countryside and town with history, leisure and up-to-date facilities.

The Wokingham area has had the highest rate of business growth in the UK over the past 15 years according to Thames Valley Enterprise. This is reflected by a mix of local market trading and big business. Much of the University of Reading is also within Wokingham Borough.



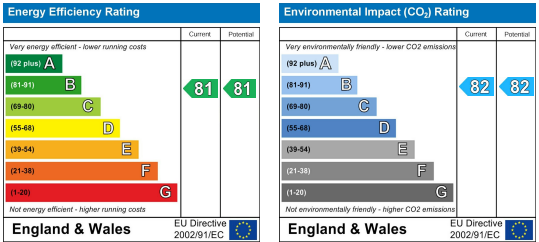
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.