



Earle Crescent, Wokingham

- Elevated Ground Floor Apartment
- High Spec!
- Allocated Parking
- Town Centre Location
- 5 Minute Walk To Wokingham Station
- Master En-Suite & Family Bathroom
- Two Double Bedrooms w/ Fitted Wardrobes
- Desirable Location
- Open Plan Kitchen Living
- 994 Years Lease!

Offers In Excess Of £410,000



Tenure: Leasehold

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DESCRIPTION

TOWN CENTRE LIVING

Positioned in the very heart of Wokingham Town Centre, this beautifully presented ground floor apartment offers contemporary living with exceptional convenience. Constructed in 2021 and enjoying a pleasant outlook over the peaceful Elms Field Park, the property combines a prime central location with a scenic setting.

The spacious open-plan living area is filled with natural light courtesy of a large bay window and features a modern fitted kitchen with integrated appliances and a stylish breakfast bar, ideal for both entertaining and everyday living.

Accommodation comprises two well-proportioned double bedrooms, both with fitted wardrobes. The principal bedroom benefits from a sleek en-suite shower room, while a modern family bathroom serves the second bedroom and visitors alike.

Further advantages include a utility cupboard and an additional storage cupboard, both conveniently located off the hallway. The apartment has been upgraded throughout and is finished to a high standard, offering a refined and contemporary feel.

Ideally located, the property is just a seven-minute walk from Wokingham Train Station, with Nuffield Health Gym, Everyman Cinema, Wokingham's vibrant marketplace, and a wide range of shops, cafés and amenities all on the doorstep.



GROUND FLOOR Pitch Court, Wokingham, RG40
Total area: approx. 70.5 sq. metres (758.8 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs		83	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		

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

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