



## Ashville Way, Wokingham

- Vacant possession and no onward chain
- Family bathroom
- 2 Double Bedrooms
- Fitted Kitchen
- Allocated Parking
- Living Room
- Communal Bike Store
- Door Entry System
- En-Suite
- Walk to town location

**Offers Over £250,000**

**Tenure: Leasehold**

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# Ashville Way, Wokingham

## DESCRIPTION

Hunters Estate Agents are pleased to offer to the market for sale this well presented Cala built home, which have a great reputation and built to a high standard. This superb apartment is found on the second floor and located in the popular Emm Square development close to Wokingham train station and town centre.

The property benefits from having two good size double bedrooms, an open plan lounge/kitchen, en-suite to the master bedroom and a family bathroom. The property also offers one allocated parking space, lift access to all floors and two master staircases. There is also a secure bike store. New to Wokingham is Peach Place, Elms Field, Everyman Cinema, Bowling alley and a new swimming pool which are all close by. Also its nearby to a Lidl supermarket.

The location is fabulous as Wokingham town centre is just a two minute walk away and provides a great range of shops, bars and restaurants including a Waitrose supermarket, Boots the chemist, Tesco superstore and a selection of major banks.

For the commuter the mainline station serves London Waterloo and Reading with onward connections to London Paddington if needed. The A329M and M4 are accessible within a ten minute drive.

For those buyers with children local junior and senior schools are all within walking distance.

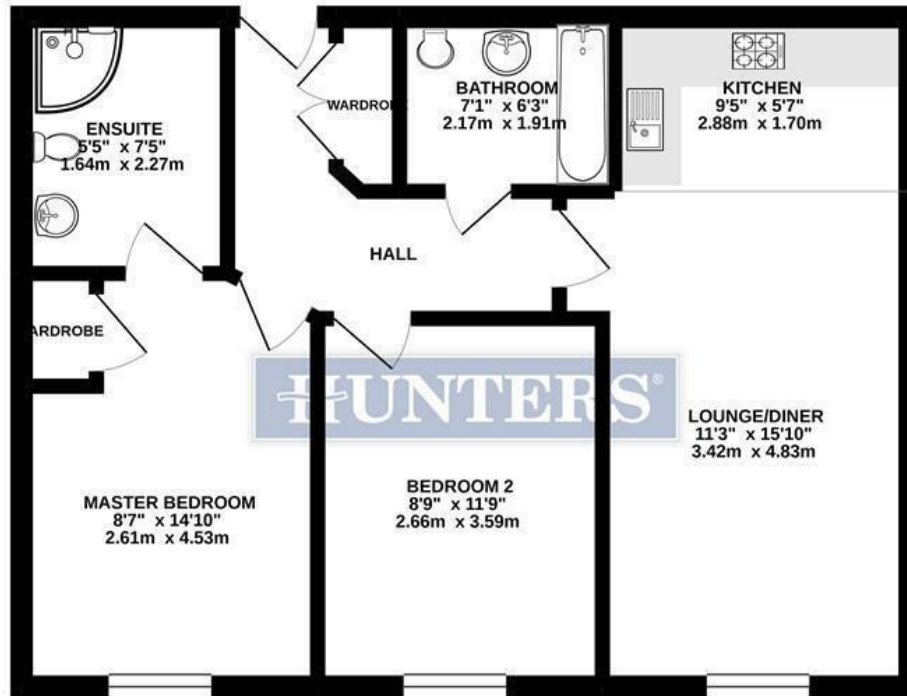
The property is sold with vacant possession and no onward chain.

Council tax band C and EPC band C





## 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 mis-statement. 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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## 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.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:



wokingham@hunters.com <https://www.hunters.com>



Council Tax:

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

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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