



Melbourne Avenue, Wokingham

- Two-bedroom ground floor maisonette
- No service charge
- Well-proportioned living accommodation throughout
- Walking Distance To Train Station
- Impressive 950-year lease
- Private garage and additional parking
- Modern Throughout
- No Onward Chain!

Asking Price £300,000

Tenure: Leasehold

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Melbourne Avenue, Wokingham

DESCRIPTION

An excellent opportunity to acquire this well-presented two-bedroom ground floor maisonette, offered to the market with no onward chain for a smooth and straightforward purchase.

The property benefits from an exceptionally long 950-year lease and the rare advantage of no service charge, making it an attractive option for first-time buyers, downsizers, or investors alike.

Internally, the accommodation offers a generous living room with ample natural light, a well-proportioned kitchen, two comfortable bedrooms, and a modern bathroom. Being situated on the ground floor, the home provides easy access and practical living throughout.

Externally, the property boasts a private garage and additional parking, offering convenience and valuable storage space.

With its long lease, low outgoings, garage, parking, and no chain, this maisonette presents a fantastic opportunity not to be missed.

Early viewing is highly recommended.





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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Approximate total area^m
700 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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 Tel: 0118 979 5618 Email: wokingham@hunters.com <https://www.hunters.com>



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

