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## 31 HOWELL CLOSE, ARBORFIELD, READING, BERKSHIRE, RG2 9GN



- Two Bedroom Top Floor Apartment
- No Onward Chain Complications
- 10 Minute Drive From Wokingham Station
- 10 Minute Drive To Junction 11 of M4
- 14' Living Room With Balcony
- Allocated Parking Space

Asking Price £260,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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## PROPERTY DESCRIPTION

Offered to the market with no onward chain complications and situated on the Penrose Park development is this well presented two-bedroom top floor apartment. Conveniently located for easy access to nearby amenities as well as J11 of the M4 and Wokingham Station both only being a 10-minute drive from the property. The property itself is spacious throughout and benefits from a 14' sitting room with balcony, two generous sized double bedrooms both of which benefit from built in wardrobes, modern style kitchen, family bathroom and en-suite shower room. Outside there is an allocated parking space. EPC D

## LOCAL INFORMATION

Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25. Leisure facilities in the area include Nirvana and Pulse 8 Health Clubs, Bearwood and Bearwood Lakes Golf courses, Cloud Stables and Bearwood Riding Centre. There is a wide range of good local private and state schools.

## ACCOMMODATION

The property is located on the second floor and is accessed by a central hall with storage cupboard and loft access (not owned but currently providing secure and additional storage space). There are doors leading to the modern style kitchen, living room with French doors opening onto the balcony, family bathroom which benefits from natural light, and both double bedrooms with built in wardrobes. The primary bedroom has access to the en-suite shower room which also benefits from natural light.





### **OUTSIDE SPACE**

The property benefits from a private balcony, communal gardens to the rear, as well as an allocated parking space and access to visitors parking spaces.

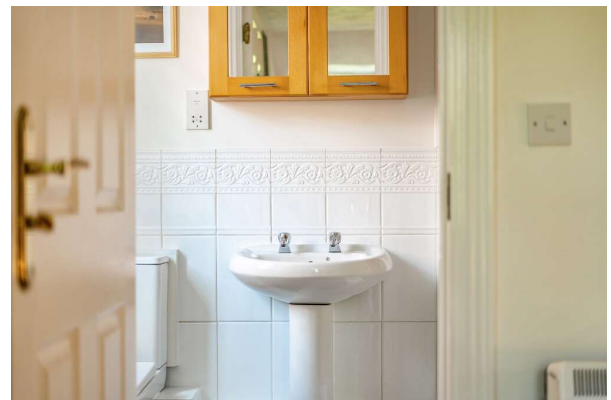
### **LOCAL AUTHORITY and SERVICES**

Water, mains, and electric connected  
Wokingham Borough Council  
Council Tax Band C

### **LEASEHOLD**

Lease 125 years as of 1<sup>st</sup> April 2002  
Ground Rend - £100.00 PA  
Service Charge - £2,487.00 PA

Should you proceed with the purchase of this property you need to confirm these details with your conveyancer.







### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

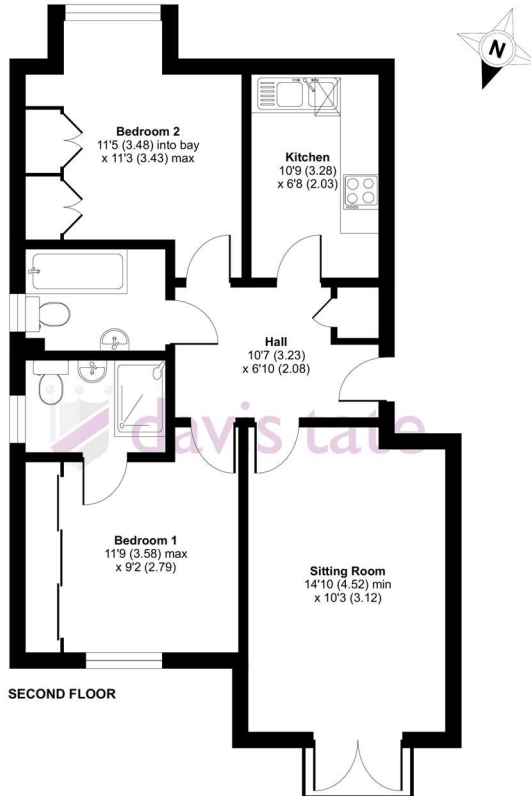
### **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 656 sq ft / 60.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1117981