

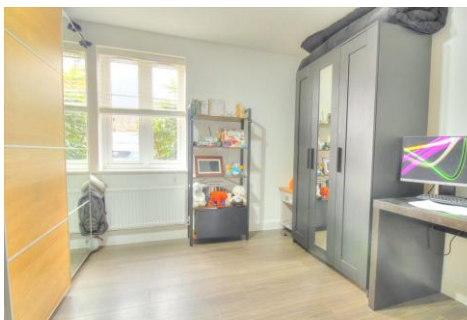


## Two Bedroom Ground Floor Apartment

**William Heelas Way, Wokingham, Berkshire, RG40 1JZ**

Offers in excess of: £300,000

- Two Spacious Bedrooms
- Modern Development
- Spacious Living Accommodation
- Supermarket and Great Schools in Close Proximity
- Gas Central Heating
- Dedicated Parking for Multiple Vehicles
- No Onward Chain
- EPC: B (83)



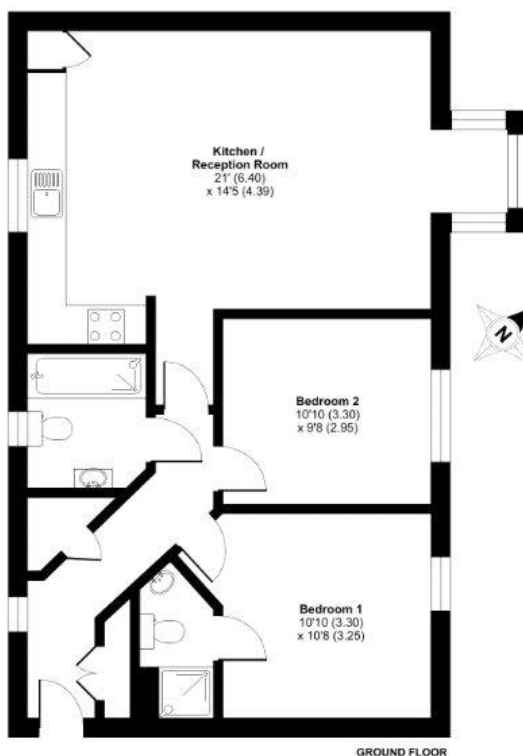
## Description

This spacious and modern ground floor apartment offers well planned living accommodation and has been much improved by the current owners having recently been redecorated throughout to a high specification. Communal entrance leads to front door providing access to inner hallway with plenty of additional cupboard space. Boasting 21feet x 14'5 feet kitchen/reception room with the kitchen area fully fitted with integrated appliances to include fridge freezer, washing machine and dishwasher and space for free standing table and chairs. Two generous sized bedrooms with an ensuite shower room off the principal bedroom. Modern separate family bathroom with three piece suite and shower unit. Ideally positioned for access to Wokingham town centre which offers many local shops and amenities, mainline railway station and M4 / M3 motorway links via A329.

## Outside

Externally there is parking for two vehicles plus visitors spaces, residents bike storage area, surrounded by neat shrub and plant beds.

## Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: **01344 962150** or Email:



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.