



45 HARDING PLACE, WOKINGHAM, BERKSHIRE, RG40 1BX  
**£460,000 FREEHOLD**

**SITUATED WITHIN WALKING DISTANCE OF WOKINGHAM TOWN CENTRE AND ALL ITS AMENITIES IS THIS SPACIOUS 2 BEDROOM HOUSE IN HARDING PLACE, DESIGNED FOR INDEPENDENT LIVING FOR THE OVER 55'S.**



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## DESCRIPTION:

As you enter the entrance hall of this wonderful property there is more than enough room to remove your shoes and coats. The hallway leads you through to the rest of the property with a downstairs cloakroom by the front door and stairs in front of you leading you to the first floor. The most impressive room is by far the 23' x 10' triple aspect living room with a beautiful bay window and patio doors into the garden. The kitchen has been beautifully maintained and offers ample work surfaces, breakfast bar and doors to the garden.

On the first floor there is a light and airy landing which provides space for a study/hobby area. There are 2 double bedrooms, both with built in storage, and an en suite to the master. Rounding off the accommodation is a family bathroom.

Surrounding the property are well manicured gardens with one allocated resident's parking space and further visitor parking.

## AT A GLANCE

- Walking distance to Wokingham town centre
- Immaculate 2 bedroom house
- Triple aspect living room
- Study/hobby space
- Over 55's
- Gated community
- Ample storage
- Garden with patio
- Parking
- Service charge: £4300.00 per annum
- Council Tax Band: F - Wokingham

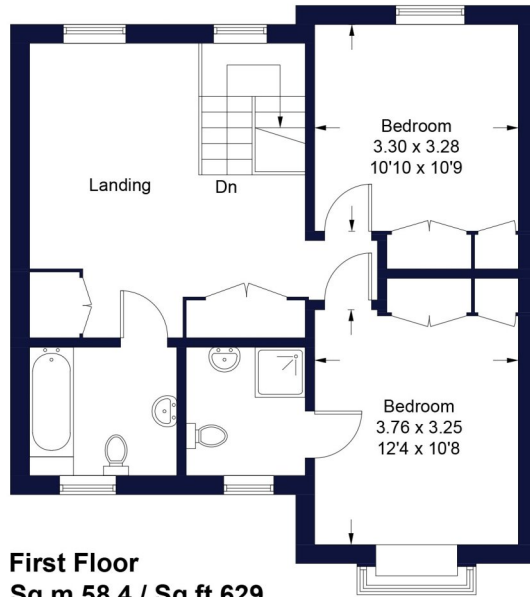




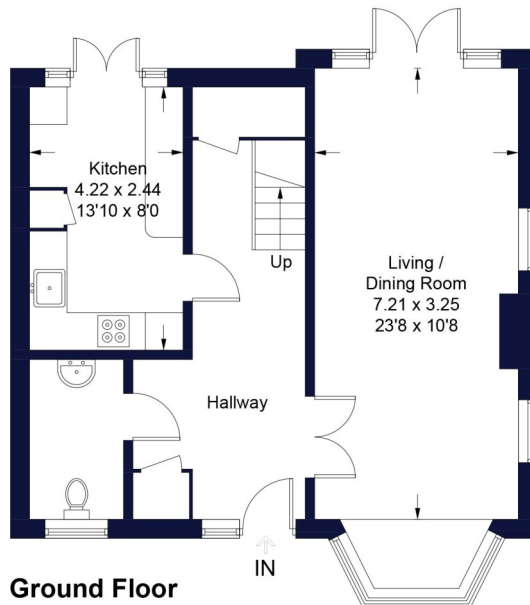
# Harding Place

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Approximate Gross Internal Area Total = 113.7 sq m / 1224 sq ft



**First Floor**  
Sq m 58.4 / Sq ft 629



**Ground Floor**  
Sq m 55.3 / Sq ft 595

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024(ID1050114)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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