



**FLAT 4, KINGSWOOD HOUSE, 12 SHUTE END, WOKINGHAM, BERKSHIRE, RG40 1BD
£225,000 SHARE OF FREEHOLD**

SITUATED IN THE HEART OF THE TOWN CENTRE, KINGSWOOD HOUSE IS AN ATTRACTIVE AND IMPOSING GRADE II LISTED BUILDING WHICH WAS CONVERTED IN 2004 INTO STUNNING LUXURY APARTMENTS YET RETAINS MUCH CHARM AND CHARACTER OF THE ORIGINAL BUILDING.

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DESCRIPTION:

Situated in the heart of the town centre, Kingswood House is an attractive and imposing Grade II listed building which was converted in 2004 into stunning luxury apartments yet retains much charm and character of the original building.

The apartment itself has a generous open plan living room/kitchen with integrated appliances and benefitting from a flood of natural light from the sky lights. There is a large double bedroom benefitting from once again sky lights and a walk in wardrobe. Rounding off the accommodation is a bathroom with separate bath and shower, wash basin and toilet.

Covered car parking space to the rear.

AT A GLANCE

- 1 Bedroom apartment
- Open plan kitchen/living room
- Bathroom with bath and shower
- Carport
- Ultra fast broad band
- Mobile coverage Vodafone, Three, & O2
- Satellite/Fibre TV available BT, SKY, & Virgin

Tenure: Share of Freehold

Term: 978 year and 1 months

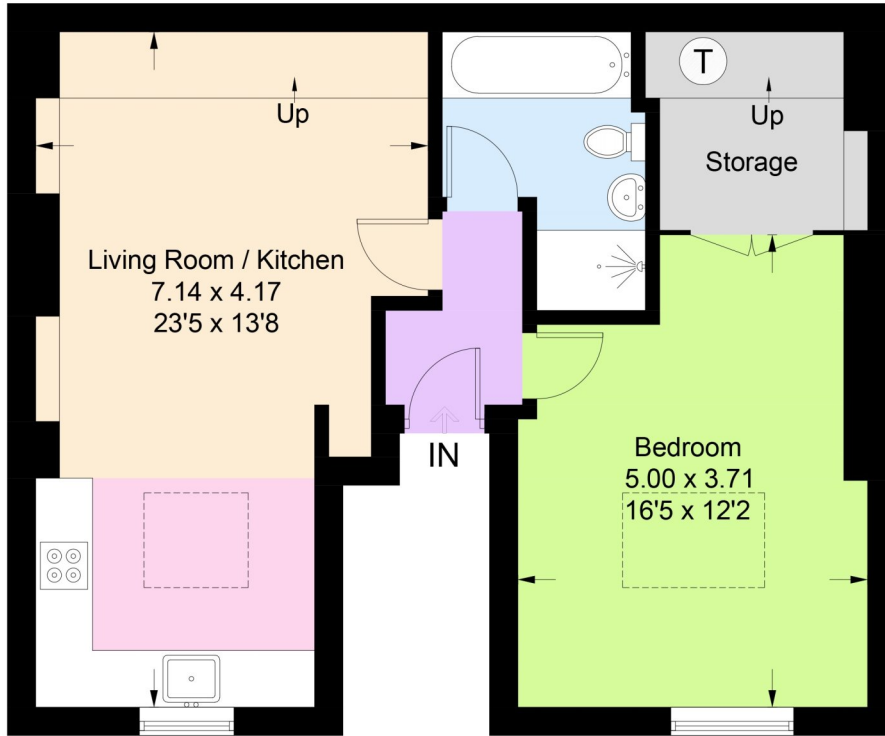
Service Charge: £960 per annum

Council Tax Band: B



Kingswood House

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID890534)

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
<small>Most energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (56-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
56	76
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	



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