

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



54 Ellison Way, Wokingham, Berkshire, RG40 2AB

Price Guide £260,000

- Duplex Maisonette
- 939 Year Lease
- Easy Access to M4 Motorway Network
- No Onward Chain
- Permit Parking
- Two Double Bedrooms
- Close-By to Wokingham Train Station Close
- Walking Distance to Wokingham Town Centre
- Communal Gardens
- Garage

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The Flatman Partnership are delighted to present, with no onward chain, this two-bedroom duplex maisonette conveniently located within walking distance of the Wokingham town center and local amenities. Giving easy access to the M4 motorway and being near the Wokingham Train Station offers great commuter links to London, as well as being close to many Ofsted-rated schools. With no onward chain and a long lease length, this apartment is great for first-time buyers, those looking to downsize, or local investors.

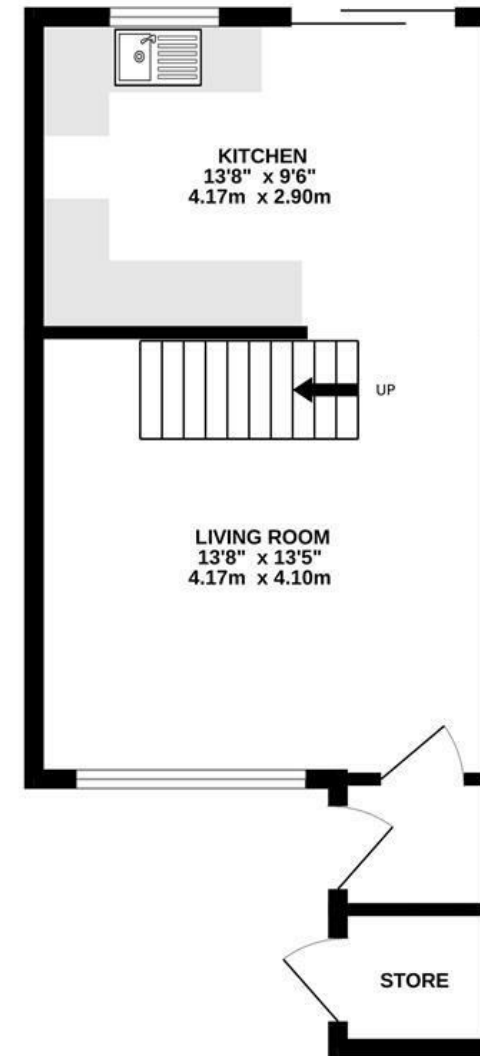
On the ground floor, this split-level maisonette comprises a spacious lounge and fitted kitchen/dining room with patio doors leading to the communal outside space, which includes a south-facing outdoor seating area that can be used for barbequing. On the first floor, you will find two double bedrooms and a bathroom. The property also comes with a garage in a nearby block.



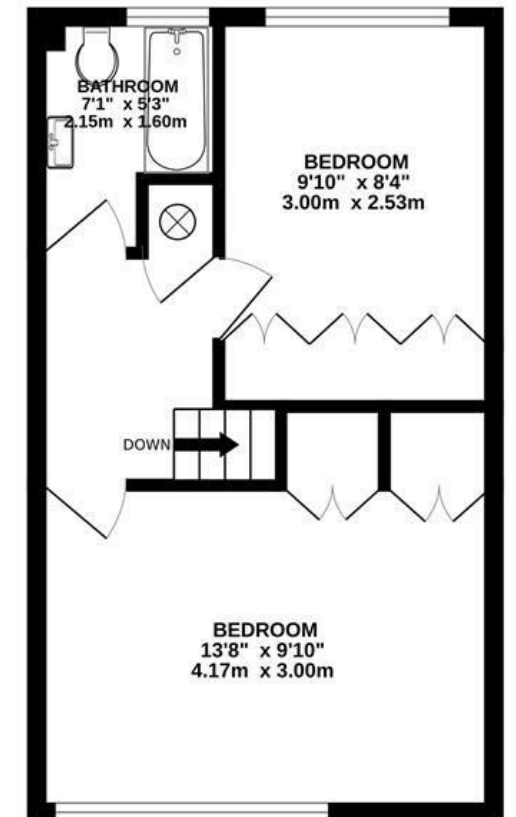
Council Tax Band: C



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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