



A stunning apartment set in beautiful grounds

Flat 7, North Court, The Ridges, Finchampstead, Berkshire, RG40 3SJ

Share of freehold



Drawing room • Kitchen/breakfast room • 3 bedrooms • 2 bathrooms • Lift • Gym • Single garage • Allocated parking • Visitors parking • Manicured communal gardens

Description

The gated development of North Court was originally a Victorian Manor house but was redeveloped in 2004 by Millgate Homes in the sought after area of The Ridges and comprises of 12 luxury apartments set in approximately 6 acres of manicured grounds.

Flat 7 is light and well presented on the first floor of the building. It benefits from a flexible range of accommodation including a spacious drawing room with an attractive bay window, bespoke bookcase and fireplace. The kitchen/breakfast room is well appointed with a range of modern appliances and storage. The master bedroom has a run of bespoke fitted wardrobes and an en-suite shower room. Bedrooms two and three both have views out to the private grounds and are serviced by the family bathroom, accessed via the hallway.

The grounds are well secured along the boundaries and accessed via an electric gate. Gardens and grounds are laid to lawn with flower and shrub bedding complimented by mature Oak and Cedar trees. The apartment benefits from two private parking spaces within the grounds.

Situation

North Court is situated in The

Ridges, Finchampstead where there are a variety of local shops, boutiques, cafés, and restaurants, providing essential amenities. For the commuter, the M4 can be joined at J4 and the M4 at J10 or J11. Rail services to London are available from Fleet and Wokingham stations. Sporting and outdoor pursuits locally can be found through horse racing at Ascot and Windsor, Cricket at Everlsey and Nirvana Health Club in Sindlesham to name a few. Independent and state schools in the area include Charles Kingsley Primary School, Wellington College, Eagle House School and Ludgrove School.

Local Authority

Wokingham Borough Council

Services

The property has mains electricity, gas and water. Private drainage.

Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





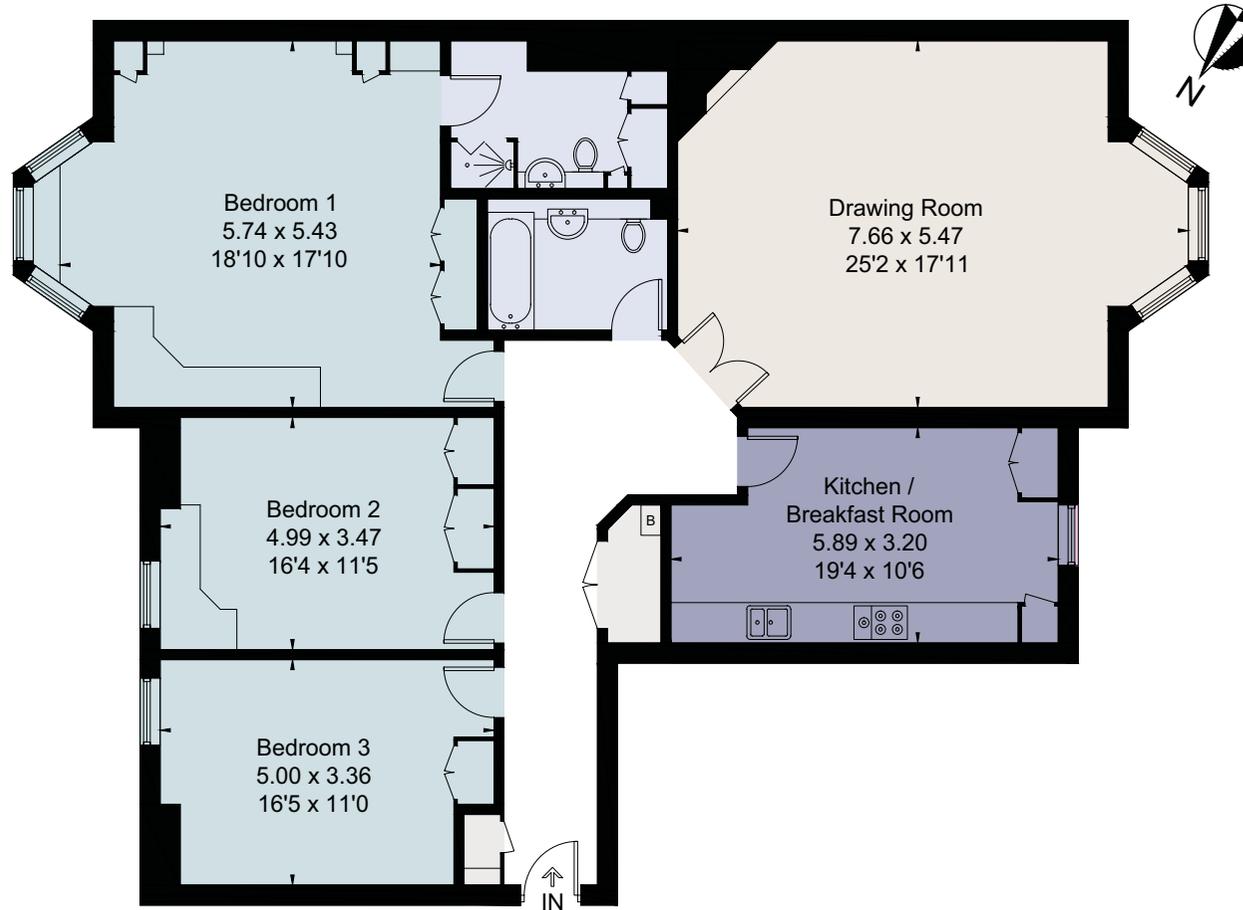
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Gross Internal Area (approx) 156.8 sq m / 1688 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(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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