

Property ref: 122147

Joseph Court, Morris Close, Winnersh, Wokingham, RG41 1HY

PRICES FROM £297,500

HASLAM'S
Sales



This first floor two bedroom apartment built by Bellway Homes has an open-plan kitchen/dining/living room that overlooks the communal grounds, allowing lots of light into the property. As everything is brand new, you can just move in, relax and enjoy your new home.

Close to the historic town of Wokingham and with great transport links, Queens Acre is a gated development with a host of amenities and ways to spend your leisure time nearby.

- Easy access to both Reading and Wokingham
- Built by Bellway Homes
- Integrated appliances and fitted carpets*
- High specification
- Good access to transport links
- Open plan layout

Kitchen/Living/Dining room

5.49m (18'0) max x 5.41m (17'9) max

Bedroom 1

3.91m (12'10) x 3.25m (10'8)

Bedroom 2

4.47m (14'8) x 2.72m (8'11)

Bathroom**General Note**

Local Authority: Wokingham Borough Council
Council Tax Band: To be confirmed

Agents Note

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments and therefore do not reflect the finish or layout of this property.

Directions

From the M4 Junction 10, take the A329M towards Winnersh. After 1.5 miles, take the exit towards Winnersh/Woodley/Earley/A329. At the roundabout, take the 2nd exit onto Wharfedale Road. Take the left towards A3290, then at the next roundabout take the 1st exit onto Reading Road/A329. After 1.5 miles turn left onto Old Forest Road and Queens Acre is on the right.

Specification**Kitchen:**

- * Contemporary kitchen with soft close doors and drawers
- * AEG electric fan oven
- * AEG 4 ring gas hob
- * AEG stainless steel chimney hood with a stainless steel splashback
- * Zanussi integrated washer/drier
- * Zanussi integrated fridge/freezer

Bathroom:

- * Contemporary Roca sanitaryware
- * Half height tiling to bathroom and en-suite (where applicable)

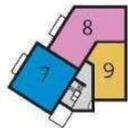
Electrical:

- * Energy efficient downlighters/pendant lighting to all rooms
- * Media points in living room and bedroom 1
- * USB socket in living room and bedroom 1
- * Video entry system

General:

- * 10 year NHBC warranty
- * 2 year Bellway Homes Customer Care service

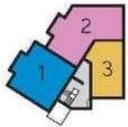




Second Floor



First Floor

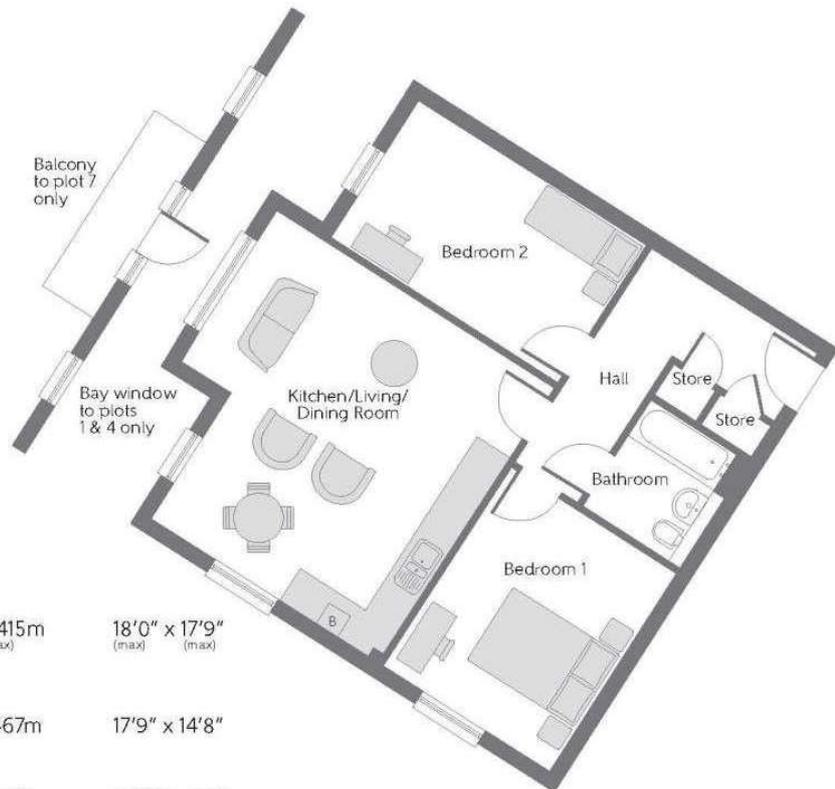


Ground Floor



The E1
Apartments 3, 6 & 9

Kitchen/Living Dining Room	5.163m x 3.900m	16'11" x 12'10"
Bedroom 1	6.385m x 2.930m (max) (max)	20'11" x 9'7" (max) (max)



The E3
Apartments 1 & 4

Kitchen/Living Dining Room	5.480m x 5.415m (max) (max)	18'0" x 17'9" (max) (max)
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Apartment 7

Kitchen/Living Dining Room	5.415m x 4.467m	17'9" x 14'8"
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Apartment 1, 4 & 7

Bedroom 1	3.900m x 3.250m	12'10" x 10'8"
Bedroom 2	4.465m x 2.712m	14'8" x 8'11"

 Boiler

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes and landscaping may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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