



PARKVIEW HOUSE

FISHPONDS ROAD | WOKINGHAM

AN EXCITING NEW DEVELOPMENT OF 25 UNIQUE ONE AND TWO BEDROOM APARTMENTS



THE PERFECT HOME IN THE IDEAL LOCATION...

Parkview House is an exciting development of 25 bespoke apartments located just under 1 mile from Wokingham Town Centre and railway station. Set over three floors, these stunning apartments side onto Leslie Sears playing fields with many boasting views across the fields and all residents having direct access.

The quality finish of Parkview House is enhanced by high ceilings, mezzanine storage areas and smart privacy glass which complement the Dream Homes finish that includes Zanussi appliances, ample parking and smart communal areas.

The apartments are ideal for first time buyers, working professionals and investors looking for long term capital growth and downsizers looking for a convenient and comfortable location that is a short distance from local amenities.



PARKVIEW HOUSE



WOKINGHAM, BERKSHIRE

The quaint market town of Wokingham is often regarded as one of the most affluent areas in the UK and is continuously highly ranked as one of the top 10 places to reside. This comes as no surprise, with the wealth of excellent schools, local amenities and transport links that Wokingham offers.

Surrounded by the beautiful Berkshire countryside yet less than 40 miles from London, Wokingham is perfectly positioned for those looking to commute into London as well as nearby towns such as Reading, Bracknell and Maidenhead. The town boasts an abundance of transport links, with Wokingham's mainline station offering trains to London Waterloo, Reading, Paddington and a direct train to Gatwick in just over an hour! There is also regular bus routes and easy access to the nearby A329M, M3 and M4 motorways which connect Wokingham with the rest of the country

When you want to relax and make the most of your free time, Wokingham is home to a plethora of lovely country walks locally as well as a superb selection of restaurants, bars, public houses, golf courses and leisure facilities including the renowned Nirvana Spa.

If you're a keen shopper, Wokingham boasts many fashion boutiques, local produce shops and craft stores. There is even a whole craft village, Holme Grange, on the outskirts of the town, for those of us who are serious about crafting! Living in Wokingham also gives you easy access to the excellent shopping facilities available at The Oracle in Reading, with over 100 stores for you to choose from.

Overall, the quality of life, great transport links, excellent OFSTED rated schools, low crime rates, an abundance of open spaces for walks and numerous restaurants and pubs make Wokingham a highly sought after place to live.

Call our dedicated New Homes team on 0118 979 7775 today to explore this development for yourself.



PARKVIEW HOUSE

GROUND FLOOR
APARTMENTS 1-10

01	43.8 SQM	471 SQF
02	38.6 SQM	415 SQF
03	55.9 SQM	602 SQF
04	62.4 SQM	672 SQF
05	56.6 SQM	609 SQF
06	56.4 SQM	607 SQF
07	56.1 SQM	604 SQF
08	55.0 SQM	592 SQF
09	38.3 SQM	412 SQF
10	34.3 SQM	368 SQF



FIRST FLOOR

APARTMENTS 11-20

11	41.0 SQM	441 SQF
12	39.8 SQM	428 SQF
13	56.0 SQM	603 SQF
14	56.6 SQM	609 SQF
15	56.7 SQM	610 SQF
16	56.6 SQM	609 SQF
17	56.6 SQM	609 SQF
18	53 SQM	570 SQF
19	36.3 SQM	391 SQF
20	38.0 SQM	409 SQF



SECOND FLOOR
APARTMENTS 21-25

- 21

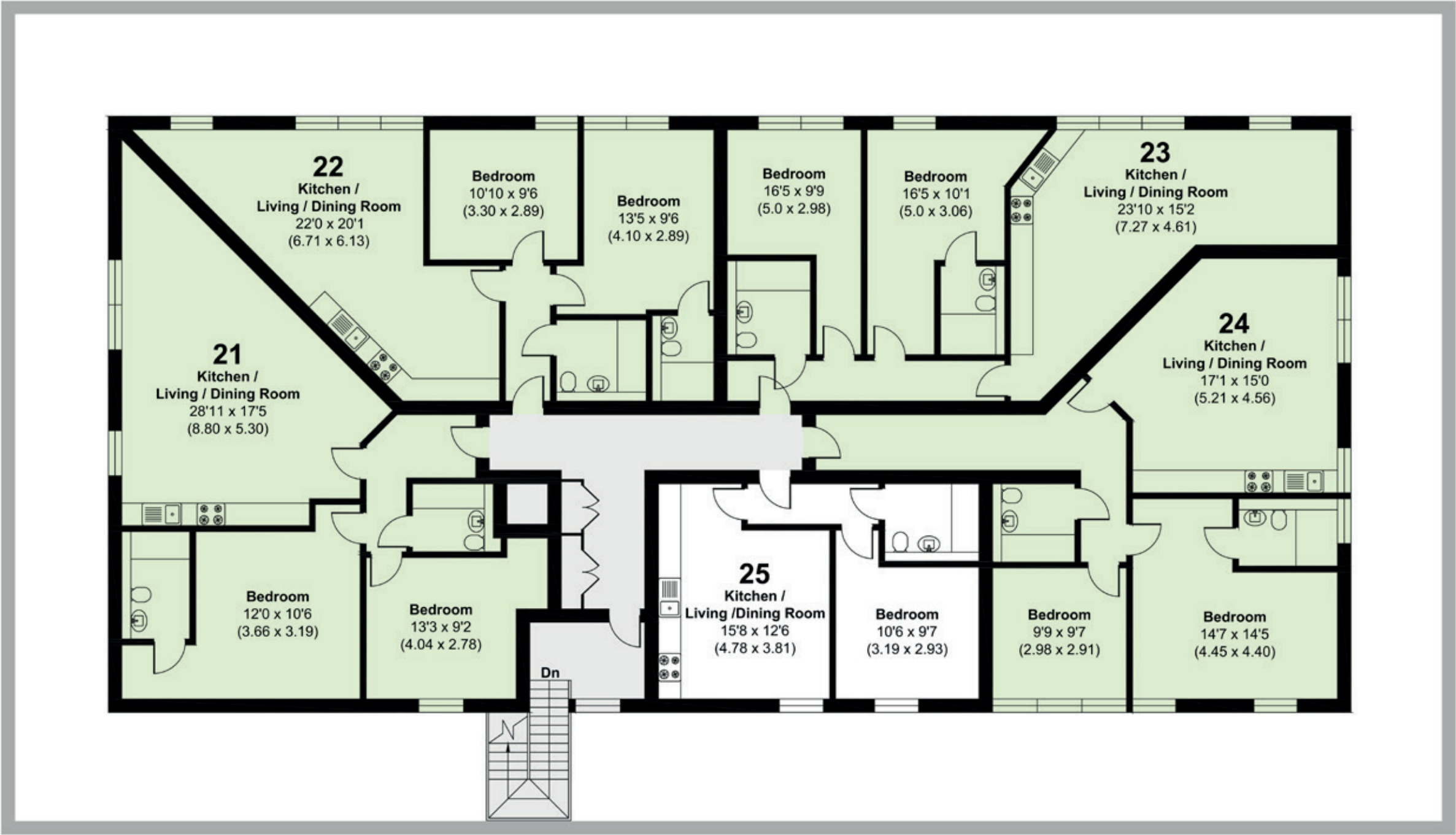
74.4 SQM 801 SQF
- 22

61.4 SQM 661 SQF
- 23

63.2 SQM 680 SQF
- 24

65.8 SQM 708 SQF
- 25

33.5 SQM 361 SQF





SPECIFICATION SCHEDULE

AS WITH ALL OUR NEW HOMES, PARK VIEW HOUSE HAS BEEN BUILT BESPOKE TO OUR 'DREAM HOMES' STANDARD USING HIGH QUALITY FINISHES, FIXTURES AND FITTINGS.

KITCHENS

- Dove grey handleless kitchen units, soft-close doors and drawers with fitted cutlery tray.
- 20mm Quartz worktops and upstands.
- 1 ½ bowl underslung stainless-steel sink and mixer tap.
- Zanussi single oven.
- Zanussi 4 ring hob.
- Zanussi integrated extractor hood.
- Zanussi integrated washer.
- Zanussi integrated dishwasher in some apartments.
- Zanussi integrated Fridge Freezer.
- Track light to kitchen area and pelmet lighting to wall mounted kitchen units.
- Low energy LED lighting throughout.

BATHROOMS

- Wall hung vanity unit with integrated lighting, de-misting mirror and shaver socket.
- Chrome brass-ware fittings.
- Chrome heated towel rails.
- Wall hung concealed sanitary ware.
- Large format 600x300 ceramic tiling.

FLOOR FINISHES

- Carpet to bedrooms, Eaton Square Wakefield in 'Fitzwilliam'.
- Communal Area Carpet Tiles: Anthracite.
- Luxury grey acoustic Karndean style flooring (Lorenzo Collection).

HEATING, ELECTRICAL & LIGHTING

- Wi-Fi controlled radiators.
- Brushed chrome switches and sockets.
- Downlights to hallways, living / dining / kitchen and bathrooms.
- Pendant lighting to bedroom.
- TV points to living areas / bedrooms.
- Video intercom system.
- Fire alarm.
- BT data points to living areas / bedrooms with Super-fast FTTP broadband.

EXTERNAL

- Low pressure washing and cleaning facility.
- Automatic fire ventilation system.
- Anthracite grey window frames.
- Glazed front doors to ground floors.
- Electric car charging points.
- 1 or 2 designated parking spaces.

* All imagery shown is CGI and to be used for indicative purposes only.

The above specification is correct at the time of printing but is subject to change and the developer reserves the right to do so without prior consent. As such the above specification schedule is to be used as a guide only. Only information supplied by your solicitor is to be relied upon fully. Please speak to the sales consultant for more information.



PARKVIEW HOUSE



BARKER HOMES

Barker Homes are progressive property developers founded with the future in mind. We target well-connected, emerging locations within reach of working professionals.

With the growing demand of our ever increasing population, we understand the various challenges faced by the next generation of society as well as our planets need for sustainability.

We know that a fresh approach is needed to meet such demands, whilst keeping in mind the growing modern approach to social and cohabitant living.

With clever architecture, and an innovative modern lifestyle led approach to all our layouts, we create adaptable and efficient spaces for professionals looking for contemporary living.

At Barker Homes, we pride ourselves in professional excellence through transparency, integrity and a commitment to the highest standards in order to deliver exceptional results.

Our fixtures and fittings are both durable and elegant. From the quartz and granite worktops and sleek kitchens to the hardwearing Karndean style flooring, our properties reflect quality and finesse throughout.



PRO ADVICE FINANCIAL SERVICES LIMITED

Pro Advice Financial Services Limited are excited to partner with Barker Homes to give you access to the best, whole of market advice for your mortgage and protection needs. We offer customers unbiased, reliable, professional advice on all your financial requirements with your property purchase. We deal with over 65 different lenders, from fixed-rate mortgage deals to standard variable rate products, including tracker mortgages and our team are well versed in the Government's Help to Buy scheme.

We will also help to ensure that you have suitable mortgage protection in place to cover you, should the worst happen. These are to include death, critical illness and long-term sickness.

As experienced advisers, we are committed to helping you understand your options and finding you the best deals available. Our priority is YOU and your needs as we look to save you TIME, MONEY & STRESS.



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**PRO
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PROSPECT.CO.UK

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