



CARNIVAL
— PLACE —



Fifty-five sustainably designed apartments
in the heart of Wokingham



CARNIVAL — PLACE —

Welcome to Carnival Place - a contemporary collection of 55 sustainably-designed apartments located in the heart of Wokingham town centre. With prices starting from £290,000, these high-spec one and two-bedroom homes are ideal for first-time buyers, investors, and downsizers. Each apartment is finished to a high standard, featuring modern open-plan layouts and quality fixtures and fittings. With impressive rental yields, energy-efficient design, and unbeatable access to shops, leisure, and transport, Carnival Place is a rare opportunity to purchase in one of Berkshire's most sought-after locations.



**WOKINGHAM
BOROUGH COUNCIL**





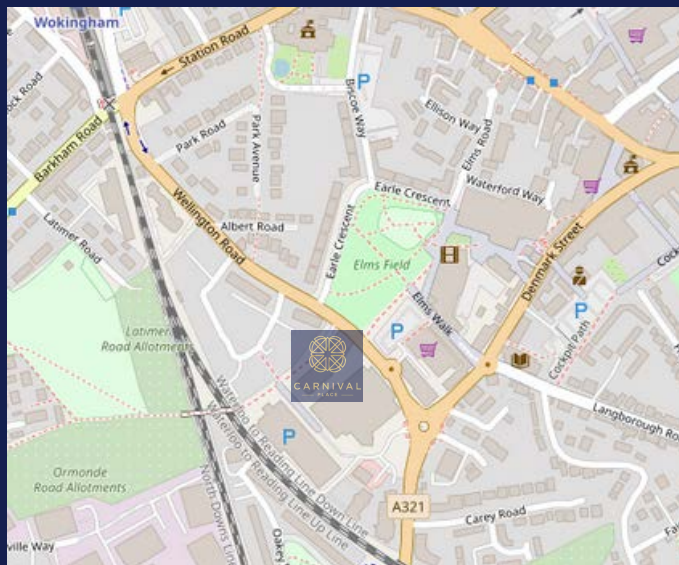
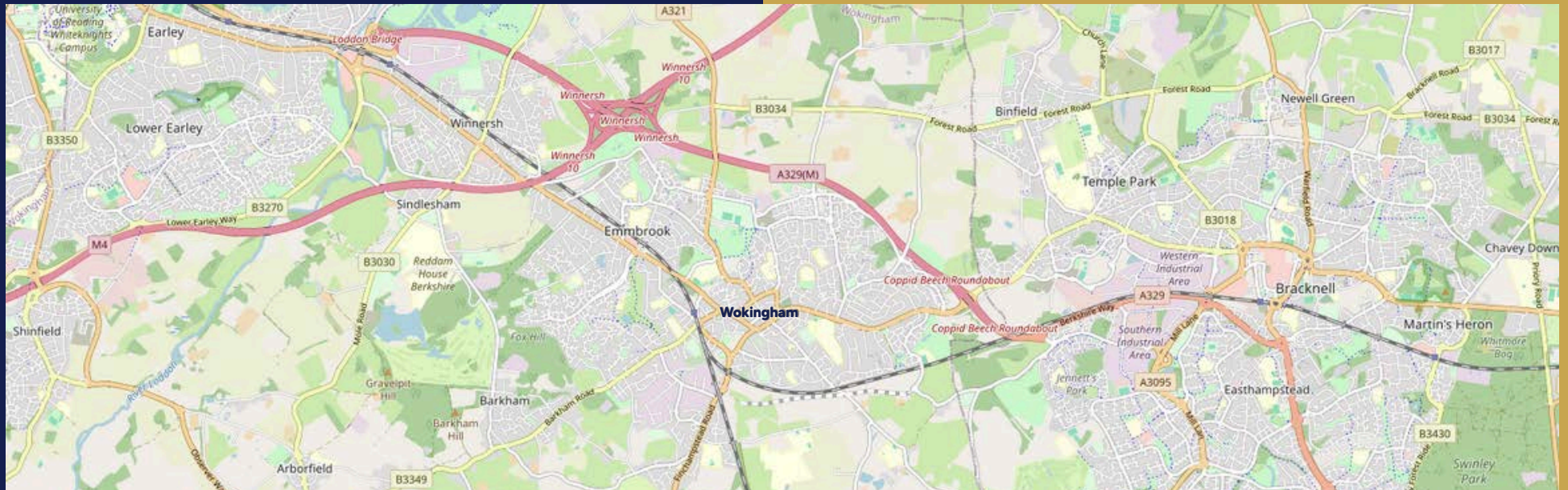
Wokingham

Wokingham is a thriving market town that blends historic charm with modern convenience. Its vibrant town centre is home to independent shops, stylish cafés, welcoming pubs, and a diverse range of restaurants, all set within a beautifully regenerated environment. The recently developed Carnival Hub complex brings state-of-the-art leisure facilities, public library and community spaces to the heart of the town, creating a lively and inclusive atmosphere for all ages.

The town hosts a packed calendar of events throughout the year, from traditional markets and food festivals to family fun days and seasonal celebrations. With its excellent schools, rich heritage, green spaces, and strong sense of community, Wokingham offers a truly exceptional lifestyle. It's no surprise the town is regularly featured among the UK's top places to live.



Location



Perfectly situated in the heart of Wokingham town centre, this development places everything you need right on your doorstep. With the newly developed Carnival Hub just next door, residents enjoy immediate access to health and well-being facilities, green spaces, and community amenities. The town's main shopping areas, cafés, and restaurants are all within easy walking distance, while Wokingham Station is just a short stroll away - offering direct rail links to Reading, London Waterloo, and beyond. For the motorist, the nearby A329(M) connects easily to the M4 and M3, providing easy routes to major towns, business hubs, and Heathrow Airport. Whether commuting, relaxing, or exploring, this location offers exceptional connectivity and convenience.

Transport



Carnival Place is ideally located within easy walking distance of Wokingham's key amenities. Wokingham Town Hall and Market Place are just a short stroll away, placing you in the heart of the town's vibrant shopping and dining scene. Wokingham Station is also just minutes on foot, offering excellent commuter links. Several highly rated schools are also within walking range, making daily life simple and stress-free for families.



With easy access to major routes, getting around by car is effortless. California Country Park is just 3 miles away for weekend walks and family outings, while The Oracle in Reading - a major retail and entertainment destination - is around 8 miles. Ascot Racecourse, perfect for a day out or a social event, is only 11 miles away. For commuters, the M4 (Junction 10) is just 2.4 miles from your door, connecting you quickly to the Thames Valley corridor and beyond.



From Wokingham Station, rail travel is quick and convenient. You can reach Reading in just 9 minutes, with onward connections to London Paddington in under half an hour via the Elizabeth Line. Direct services to London Waterloo take just over an hour; ideal for daily commuters. You can also reach Gatwick Airport in approximately 1 hour 17 minutes with a simple connection - making business or leisure travel hassle-free.



Well connected



On foot

- Wokingham Town Hall and Market Place - 400 metres
- Wokingham Station - 500 metres
- Waitrose - 600 metres
- Carnival Hub - 50 metres
- Elms Field Park & Play Area - 50 metres
- Everyman Cinema - 150 metres



By car

- California Country Park - 3.0 miles
- The Lexicon, Bracknell (Shopping & Dining) - 4.4 miles
- The Oracle, Reading - 7.8 miles
- Ascot Racecourse - 10.7 miles
- Heathrow Airport - 27.0 miles
- M4 Junction 10 (via A329M) - 2.4 miles
- Windsor Castle - 14.1 miles



By train

- Reading - 9 mins
- London Waterloo - 1 hr 8 mins
- Paddington via Reading - 32 mins
- Bracknell - 6 mins
- Clapham Junction - 58 mins
- Gatwick Airport - 1 hr 14 mins

Leisure

Wokingham offers an impressive range of leisure opportunities to suit all ages and interests. At the heart of it is the Carnival Hub, a modern complex featuring a swimming pool, gym, studios, library, and community centre - just steps from the town centre. For outdoor enthusiasts, California Country Park and Dinton Pastures provide scenic walks, lakes, and family-friendly activities such as cycling, paddle boarding, and adventure play areas. Golfers can enjoy the 18-hole parkland course at Sand Martins Golf Club, only a few minutes from the town. Wokingham is also home to an Everyman Cinema, numerous local sports clubs, tennis courts, and well-maintained parks. Whether you're into fitness, nature, culture, or simply relaxing with friends, Wokingham delivers a well-rounded and vibrant leisure scene for everyday enjoyment.



Eating & Drinking



Wokingham's food scene is diverse and vibrant, offering something to suit all tastes and occasions. Bombay Story is a local favourite - an experience-led Indian kitchen & bar praised for its bold flavours, creative presentation, and stylish setting. Lovers of modern British cuisine will enjoy Chalk, a chic, contemporary restaurant in the heart of town known for its seasonal menus, imaginative cocktails, and relaxed yet refined atmosphere. For a more traditional setting, The Rose Inn serves Mediterranean-inspired charcoal grilled dishes and wood-fired pizzas in one of Wokingham's oldest and most characterful pubs.



Beyond the town centre, the surrounding area offers a handful of fantastic culinary destinations. The Bull at Barkham delivers hearty pub classics in a cosy, oak-beamed building steeped in countryside charm, while The Cricketers in Warfield brings modern British dishes and garden dining to a tranquil village setting. For a smart, gastropub experience try The Warren, in nearby Binfield.

Wokingham also boasts a wide array of cafés, casual eateries, and independent lunch spots including Ruchetta, known for its fresh handmade Italian dishes, and Côte Brasserie, offering classic French cuisine in a warm, bistro-style space. Whether you're looking for a relaxed lunch, romantic dinner, or lively evening with friends, Wokingham serves up a truly satisfying mix of dining options.

Unit types

Unit type 1

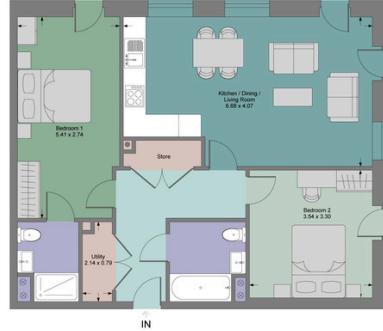
One bedroom, one bathroom



52 sq mtrs

Unit type 2

Two bedroom, two bathrooms



73.5 sq mtrs

Unit type 3

Two bedroom, two bathrooms



66.7 sq mtrs

Unit type 4

Two bedroom, two bathrooms



80 sq mtrs

Unit type 5A

Two bedroom, one bathroom



62.5 sq mtrs

Unit type 5B

Two bedroom, one bathroom



64.7 sq mtrs

Unit type 6

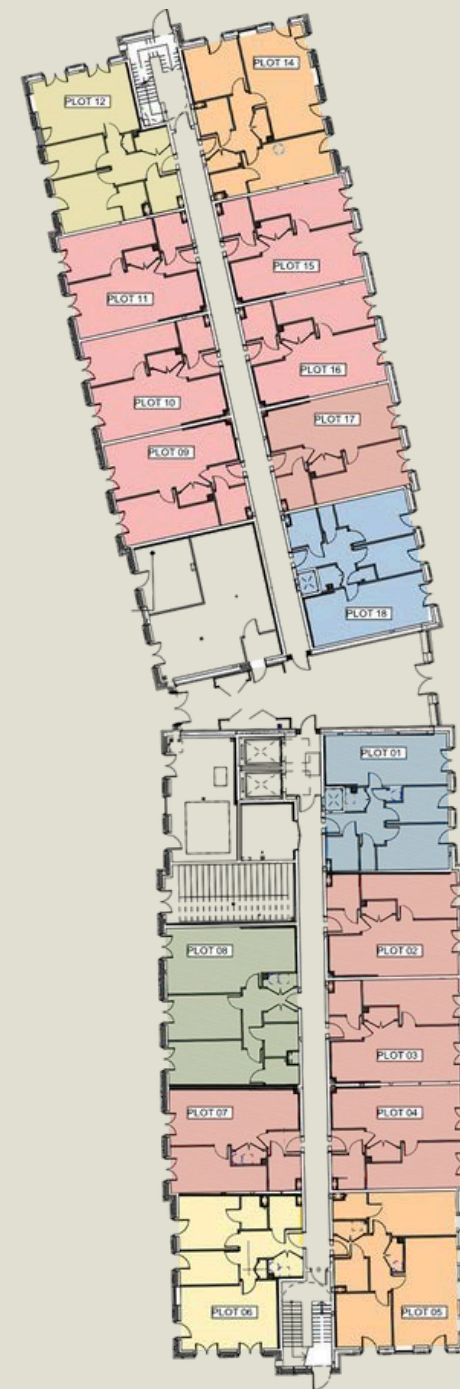
Two bedroom, two bathrooms



75.6 sq mtrs

Ground floor








Floor	Plot No.	Apartment Type	Size (SqMtrs)	Price
Ground	1	5A	62.6	£335,000
Ground	2	1	52.0	£290,000
Ground	3	1	52.0	£290,000
Ground	4	1	52.0	£290,000
Ground	5	2	73.5	£385,000
Ground	6	3	66.7	£345,000
Ground	7	1	52.0	£290,000
Ground	8	4	80.0	£400,000
Ground	9	1	52.0	£290,000
Ground	10	1	52.0	£290,000
Ground	11	1	52.0	£290,000
Ground	12	3	66.7	£345,000
Ground	14	2	73.5	£385,000
Ground	15	1	52.0	£290,000
Ground	16	1	52.0	£290,000
Ground	17	1	52.0	£290,000
Ground	18	5A	62.5	£335,000



 Unit Type 1	 Unit Type 3	 Unit Type 5A	 Unit Type 6
 Unit Type 2	 Unit Type 4	 Unit Type 5B	

First floor

Floor	Plot No.	Apartment Type	Size (SqMtrs)	Price
First	19	5A	62.6	£335,000
First	20	1	52.0	£290,000
First	21	1	52.0	£290,000
First	22	1	52.0	£290,000
First	23	2	73.5	£385,000
First	24	3	66.7	£360,000
First	25	1	52.0	£290,000
First	26	4	80.0	£400,000
First	27	6	75.6	£380,000
First	28	5B	64.7	£335,000
First	29	1	52.0	£290,000
First	30	1	52.0	£290,000
First	31	1	52.0	£290,000
First	32	3	66.7	£365,000
First	33	2	73.5	£395,000
First	34	1	52.0	£295,000
First	35	1	52.0	£295,000
First	36	1	52.0	£295,000
First	37	5A	62.5	£335,000

 Unit Type 1	 Unit Type 3	 Unit Type 5A	 Unit Type 6
 Unit Type 2	 Unit Type 4	 Unit Type 5B	



Second floor

Floor	Plot No.	Apartment Type	Size (SqMtrs)	Price
Second	38	5A	62.6	£335,000
Second	39	1	52.0	£290,000
Second	40	1	52.0	£290,000
Second	41	1	52.0	£290,000
Second	42	2	73.5	£385,000
Second	43	3	66.7	£360,000
Second	44	1	52.0	£290,000
Second	45	4	80.0	£400,000
Second	46	6	75.6	£380,000
Second	47	5B	64.7	£335,000
Second	48	1	52.0	£290,000
Second	49	1	52.0	£290,000
Second	50	1	52.0	£290,000
Second	51	3	66.7	£375,000
Second	52	2	73.5	£405,000
Second	53	1	52.0	£295,000
Second	54	1	52.0	£295,000
Second	55	1	52.0	£295,000
Second	56	5A	62.5	£335,000



Unit Type 1 Unit Type 2 Unit Type 3 Unit Type 4 Unit Type 5A Unit Type 5B Unit Type 6

Mortgage lending

Milliner Financial Services is a mortgage broker with access to over 90 different lenders and 100's of products to help clients get the best mortgage for them. Whether you are looking to purchase your first home, invest in a buy-to-let property or let your current property in order to make a purchase, Milliner is on hand.



On hand for you



- A dedicated broker so you have one point of contact
- First-class service from experienced professionals
- Delivering a personal service



The best deal for you



- Access to over 90 lenders
- A range of 100's of products
- The best deal to suit your situation

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Contact details

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Buy-to-let

Hat and Home is dedicated to getting the best possible results for our Landlord clients. With our expert guidance and proven process, we ensure everything runs seamlessly, giving you complete peace of mind at every stage. From providing accurate property valuations to negotiating the best offers, and managing every detail thereafter, we are committed to supporting you every step of the way.

Whether you're new to letting or a seasoned investor, we're here to simplify the journey and help you achieve outstanding results.



Marketing

- ✓ Professional photography and floorplans
- ✓ Exclusive pre-launch exposure to our best candidates
- ✓ Listing on all major property websites
- ✓ Accompanied viewings by property professionals
- ✓ Bespoke social media campaigns

Managed service

- ✓ Assigned Property Manager
- ✓ Arrange all repairs and maintenance
- ✓ Keyholding service
- ✓ Bi-annual property inspections
- ✓ Complete peace of mind



500+

Five-star
Google reviews



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