

31 Stevens Court

405-411 Reading Road, Wokingham, Berkshire, RG41 5GU



A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH VIEWS OVER GARDENS. Local Amenities nearby include GP Practices, Dentist, Supermarket with Dispensing Pharmacy, Hairdresser, Barber, Restaurants, Takeaways and many other facilities. Bus Routes and Railway Station giving access to larger towns. Stevens Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other 55 years. Please speak to our Property

Residents' lounge and Communal Gardens
Minimum Age 60
24 hour emergency Appello call system
Security entry system
Communal Laundry room

Guest Suite
Development Manager
Lift to all floors
Lease Length: 125 years from 2005



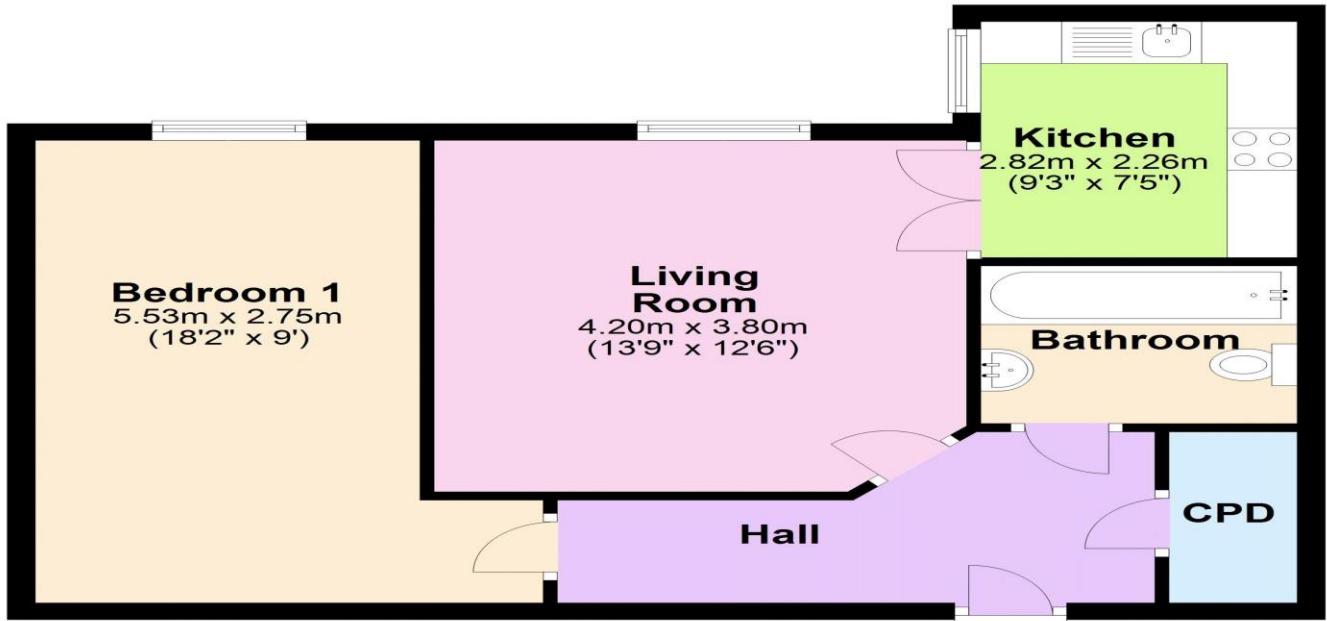
PRICE: £159,000

For more details or to make an appointment to view, please contact

Carla Bucknell

Floor Plan

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		75	84
		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/22

Annual Ground Rent:

£395.00

Ground Rent Period Review:

Next Uplift 2028

Annual Service Charge:

£3,144.22

Contingency Fund Balance:

£TBA

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.