

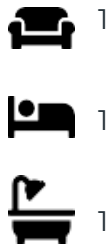


DOWNER & CO

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21 Watermill Court, Woolhampton RG7 5RD  
Price: £135,000

## Features.



### NO ONWARD CHAIN

## Description.

A smartly presented first floor over 55's retirement one bedroom maisonette with own self-contained entrance within this tranquil development of similar properties and comes with a renewed lease as part of the sale.

The accommodation consists of own front door to lobby, stairs to first floor, kitchen/breakfast room, living room, bedroom with built-in wardrobes, and smart shower room. Benefits include UPVC double glazing, electric heating, parking for residents and visitors and beautifully maintained communal gardens.

### Lease details & outgoings:

Lease: 63 years remaining.  
Vendor is extending the lease to an additional 90 years with the 63 years. Making it 153 years.  
Ground rent: £25 paid quarterly.  
Service charge: £2,947.67 per annum. Reserve fund included in service charge.

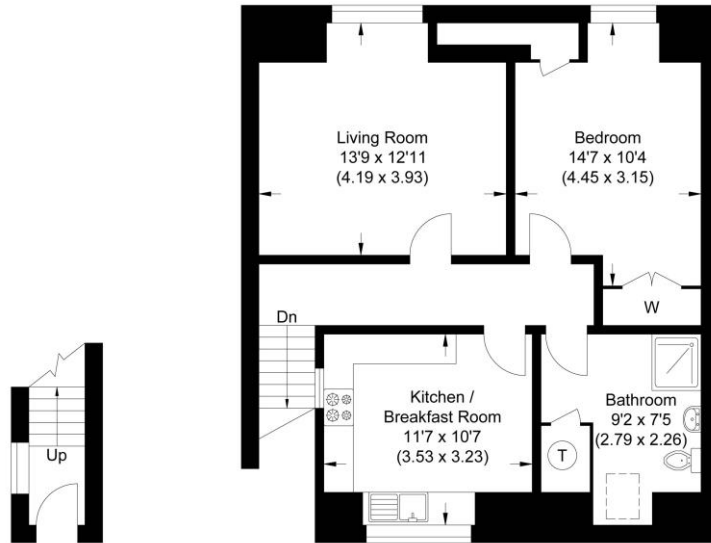


## Location.

Woolhampton is roughly equidistant between Reading and Newbury and Watermill Court is well placed to take advantage of all the village and the area, has to offer. The property is within walking distance of the local shop, mainline train station serving Reading, Newbury and London Paddington as well as the West country. There are two pubs - The Angel is a two minute walk whilst the canal side Rowbarge, with its extensive gardens, is a four minute walk and the excellent Molly's café only a short two minute walk. There are miles of countryside and canal side walks to also enjoy.



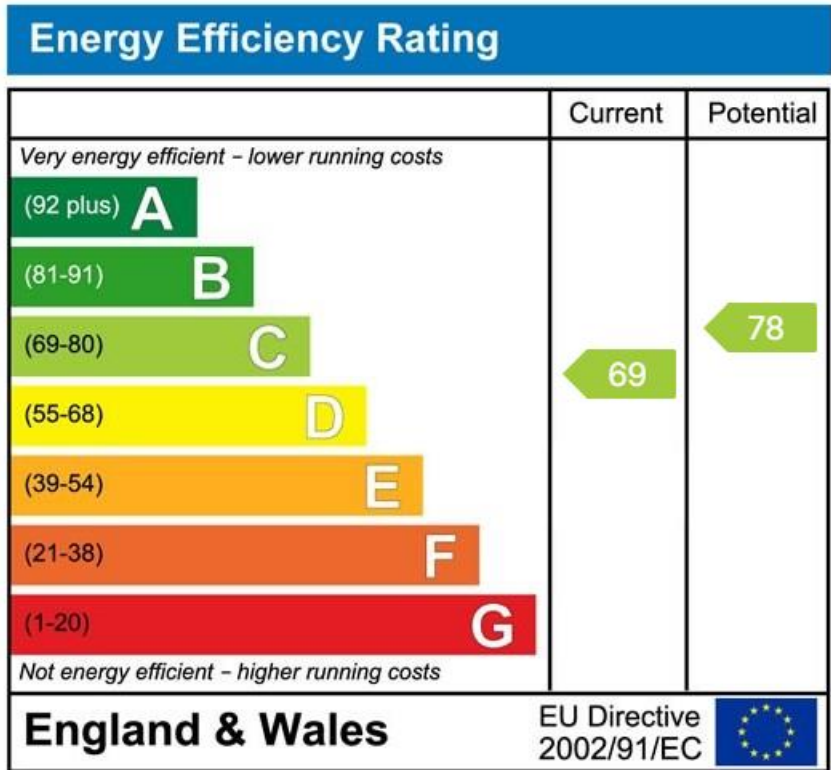
Approximate Gross Internal Area  
63.69 sq m / 685.55 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



#### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,086.68.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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