



19, Acorn Drive, Wokingham,
Berkshire, RG40 1EQ

£225,000 Leasehold



A beautifully presented two bedroom first floor apartment situated on the popular Acorn Drive retirement development within walking distance of Wokingham town centre. Accommodation comprises living/dining room, double bedroom with fitted wardrobes, modern shower room and recently refitted kitchen.

- Smartly presented first floor apartment.
- Double bedroom with fitted wardrobes
- Electric radiator heating
- Living/dining room and refitted kitchen.
- uPVC double glazed windows.
- Personal safety alarm





Situation

The Acorn Drive development is for the over 55's and has proved to be extremely popular over the years due to its close proximity to Wokingham town centre and the fact that the development is interspersed with well maintained communal gardens. The development is situated in a quiet area to the north west of Wokingham town centre. There is a communal lounge/function room which hosts regular social events, afternoon teas and lunches.

Outside

Communal parking areas and a path leads to the front door bordered by areas of lawn. The property overlooks communal gardens to the rear. Leasehold Details: Term: 99 years from 16th December 2021 - Years remaining: 96 yrs - (New owners receive a new lease to 99 years on purchase) Annual service charge £2,325.00. There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

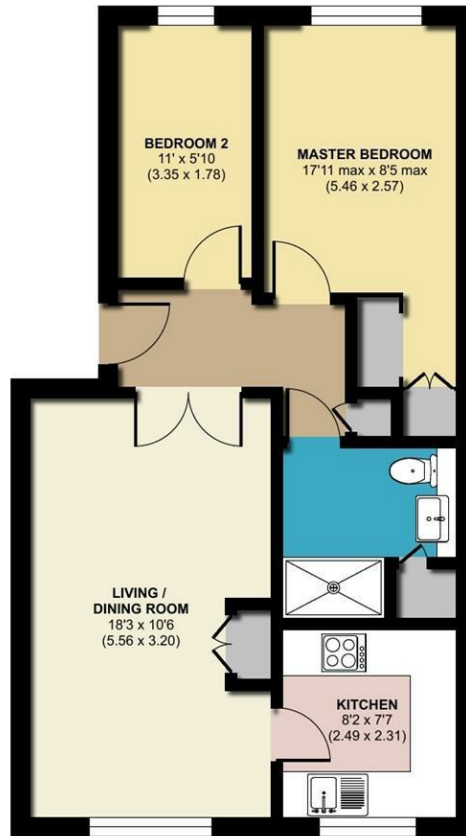
Turn right from our offices onto Broad Street and right at the traffic lights into Rectory Road. At the next lights turn left into Glebelands Road where Acorn Drive is along on the right hand side.



Acorn Drive, Wokingham

Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 1002206

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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