



**30, Academy House, Woolf Drive, Wokingham,
Berkshire, RG40 1EZ
£485,000 Leasehold**



This impressive two bedroom first floor apartment is suitable for purchasers over 55 years old. Situated within walking distance of Wokingham town centre on a purpose built development. Accommodation comprises spacious living room and kitchen/diner, bedroom one with fitted wardrobes and ensuite shower room, bedroom two with fitted wardrobes.

An allocated parking space and visitor parking with well maintained communal gardens and grounds.

Academy House is a desirable purpose built complex within close proximity to Wokingham town centre, the development is interspersed with gardens and 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 and benefits from a concierge service.

- Over 1000 sq ft of living
- Kitchen/diner with integrated appliances
- Allocated parking space and visitor parking
- Spacious living room
- Bathroom with white suite
- Close to town centre





MATERIAL INFORMATION

Part A

Years remaining: 109 - 125 As of 1st January 2008

Annual service charge: £4,074

Annual ground rent: £5,53.60

Ground rent review period: Every 3 years, in line with RPI, next review 01/04/2026

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 16

Mbps – Highest available upload speed 1 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download

speed: 80 Mbps - Highest available upload speed 20bps

Ultrafast – Fibre to the premises (FTTP) NOT AVAILABLE

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

The apartment is on the first floor and has a lift and wheelchair access.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low and for surface water flooding it is considered Very Low, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is an allocated parking space which has the letter N on the space.



Academy House, Woolf Drive, Wokingham

Approximate Area = 1023 sq ft / 95 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1109858

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303