



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

£260,000 Leasehold



The Acorn Drive development is only suitable for 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 gardens 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.

This two bedroom ground floor retirement flat is offered for sale in good condition throughout with refitted kitchen and shower room. The property offers one double bedroom and one single bedroom, lounge/dining with a patio door that leads out to a South Facing patio area.

The development is located ideally for access to Wokingham Town Centre and set in well maintained communal grounds and parking with a path leading to the front door which is bordered by areas of lawn and established borders and a small patio, suitable for mobility scooter parking. The property overlooks communal gardens at the rear and front.

- No onward chain
- Lounge/dining room with patio door to South facing patio
- Two bedrooms and a refitted shower room
- Retirement development close to town centre
- Night storage heating throughout
- Well maintained communal grounds and parking





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Years remaining: New lease - 99 yrs granted upon purchase.

Service charge: £2325.24 reviewed every February.

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.

Part B

Property construction – Standard form

Services:

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electricity

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 20 Mbps

Ultrafast – 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>

Probate - The property has been Grant of Probate - 15th March 2024.

Part C

We understand the property may contain asbestos, specifically there may be a small quantity in the Artex ceilings.

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

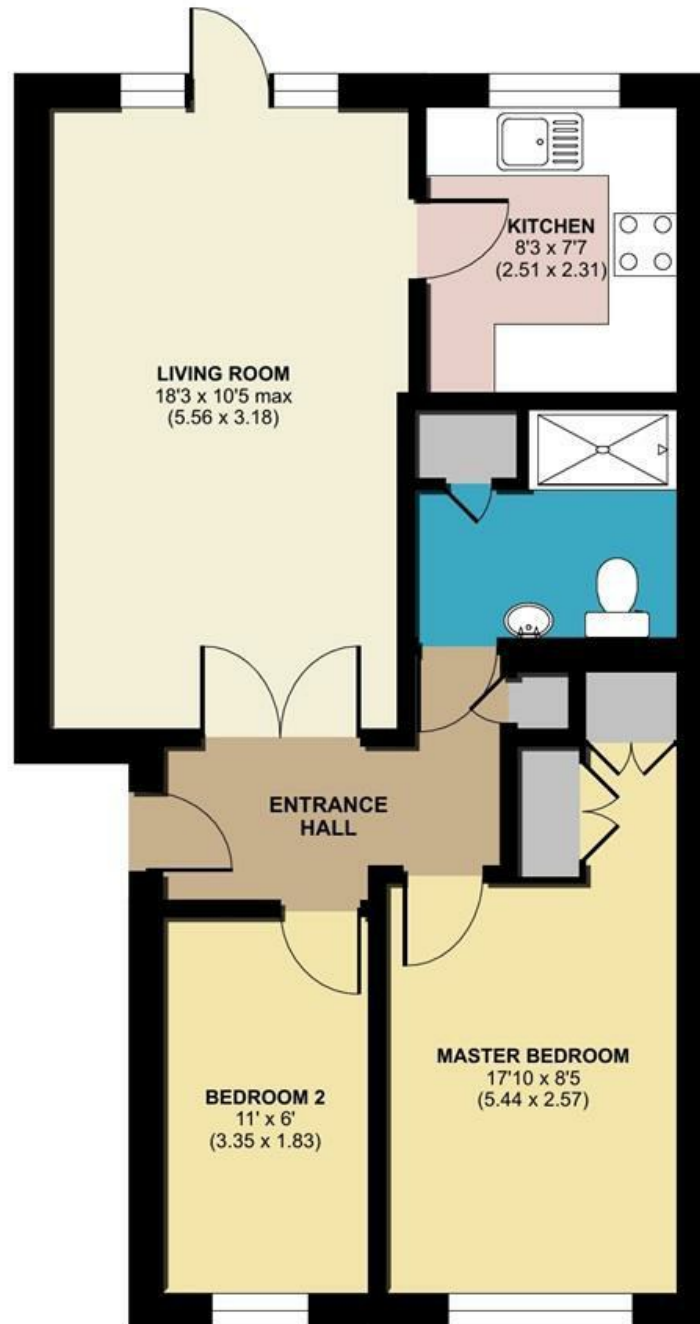
Parking - There is parking on a first come first serve basis for residents only.



Acorn Drive, Wokingham

Approximate Area = 580 sq ft / 53.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 421549

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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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