



**41 Imperial Court, Reading Road  
Wokingham  
Berkshire, RG41 1AB**

**Guide Price £400,000 Leasehold**



Within a short walk to Wokingham town centre, set within the impressive Imperial Court retirement development, a rarely available and smartly presented penthouse apartment. The accommodation offers living/dining room with double doors to a modern fitted kitchen, master bedroom with ensuite shower room, bedroom two with fitted wardrobes and a further bathroom.

Surrounding the building are well maintained mature gardens and pathways. The building has an outside terrace with plenty of seating in the gardens. There is an secure underground allocated parking space and visitor spaces.

Imperial Court is a gated retirement development catering for residents of 55 and over, constructed in 2007 by renowned local developer Millgate Homes. There is a house manager, lift serving all floors, meticulously well kept communal areas, for guests there is a twin bedroom with an ensuite that can be booked in advance at a small charge, a resident's living room with separate kitchenette.

#### MATERIAL INFORMATION

##### Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Term: 125 years from 25th December 2007

Years remaining: 108 yrs

Annual service charge: c.£3,757.00

The vendor informs us that flat 41 owns a share of the freehold. 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:

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: 17 Mbps – Highest available upload speed: 1 Mbps

Superfast – NONE AVAILABLE

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed: 220 Mbps

##### Mobile Phone coverage

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

- Rarely available penthouse retirement apartment
- Entry phone system and lift
- Gated development
- No onward chain
- One allocated secure underground parking space
- Photographs taken 2022





## Reading Road, Wokingham

Approximate Area = 900 sq ft / 84 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Michael Hardy. REF: 889403

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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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