



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

£195,000 Leasehold



This one bedroom ground floor retirement apartment located on the popular Acorn Drive development is offered in good condition throughout. One double bedroom, refitted shower room, kitchen and good size lounge/dining room.

Acorn Drive has well-tended communal gardens with mature planting, large areas of lawn and ample parking for both residents and visitors alike.

Acorn Drive development is suitable for the over 55's, the development has proved to be extremely popular over the years, owing to its close proximity to the town centre and pleasant setting. Siding on to Cantley Park and Glebelands Road, the development is in a quiet tucked away location, yet within easy reach of the shops, cafes, restaurants and facilities of the town centre.

- PROBATE HAS NOW BEEN GRANTED
- Popular town centre development
- Ground floor retirement apartment
- No onward chain
- 543 sq. ft / 50.3 sq m





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Term: 99 years from 25th May 2007

Years remaining: 81 yrs - (New owners receive a new lease to 99 years on purchase)

Annual service charge: 2024/25 c.£1,937.64

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 – Electric Heating

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 17 Mbps

– Highest available upload speed: 1 Mbps

Superfast - FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed: 20 Mbps

Ultrafast – None available

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>

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted on 25th June 2024.

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding 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 communal car parking no allocated.



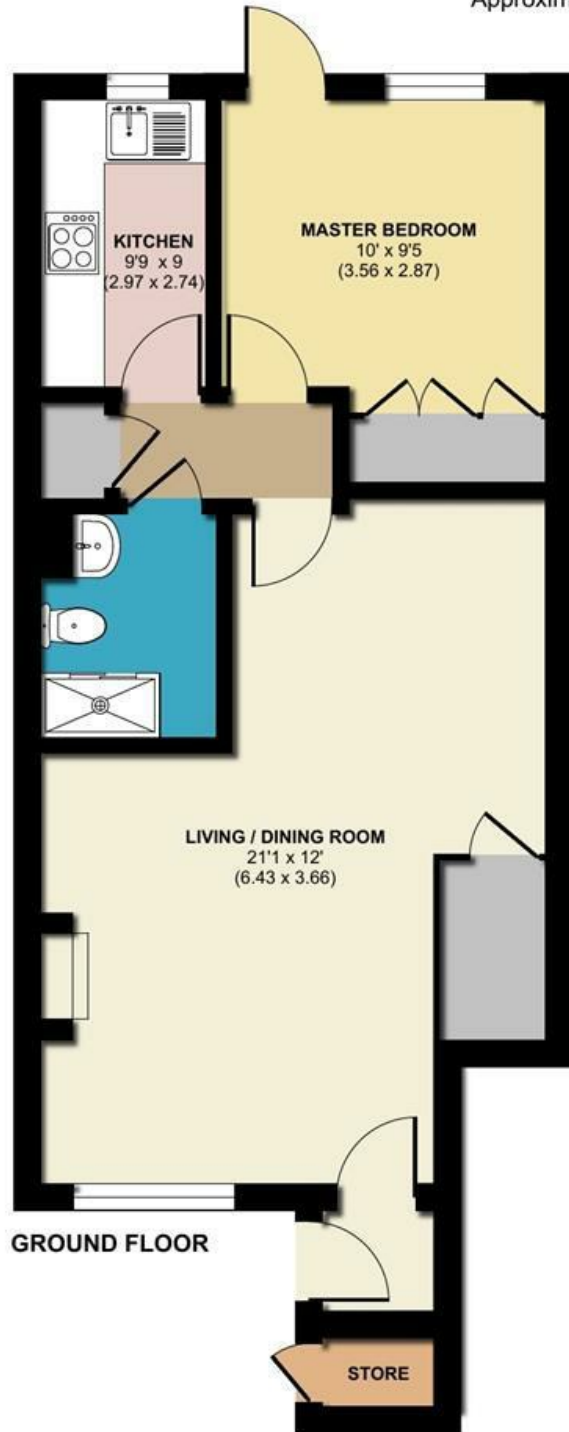
Acorn Drive, Wokingham

Approximate Area = 536 sq ft / 49.7 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 543 sq ft / 50.3 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: 1152632

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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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