



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

£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 second floor 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 resident parking available within the gated entrance 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.

- No onward chain
- Gated development
- Resident parking available
- Age restricted
- Entry phone system and lift
- Walking distance to Wokingham town centre





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Leasehold information

Term: 125 yrs from 25th December 2007

Years remaining: 108

Annual Service charge: £3,756

Annual Ground rent: £250.00

Ground rent review period: Every 25 years, in line with RPI, next review 25/12/2032

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

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>

Parking

There is residents parking available at the property

Part C

Flooding

Flooded in last 5 years: No 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>

Retirement Property Accessibility/Adaptations

Ramped access / Lift access / Wide doorways

Retirement Property Building's Door Entrance Floor

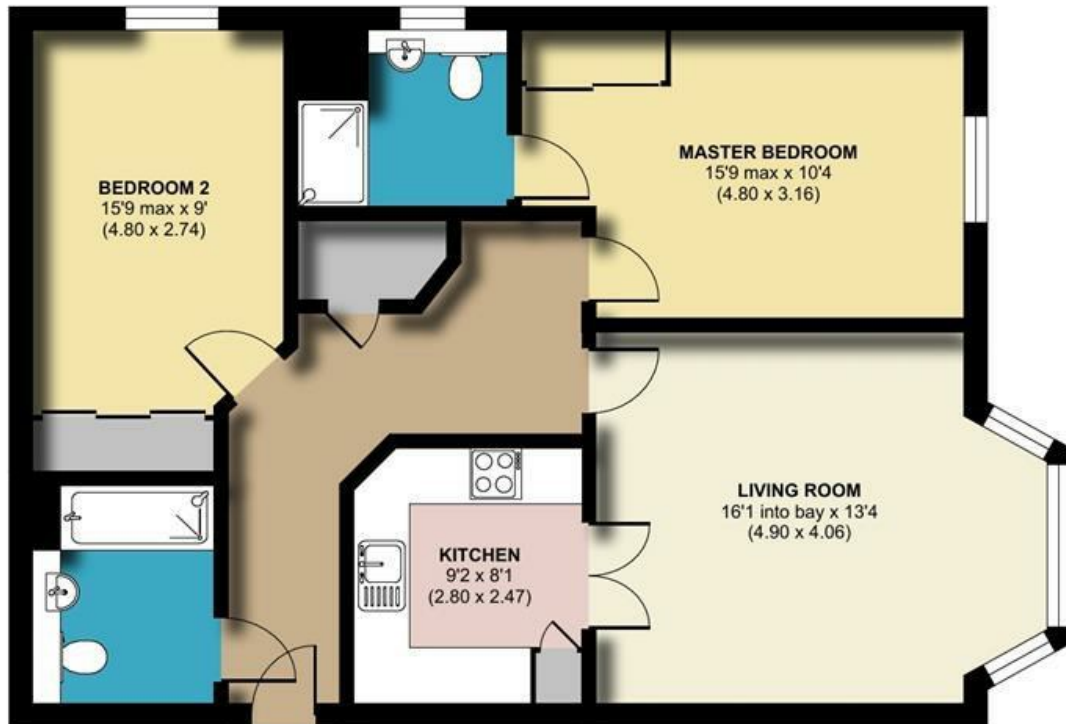
2nd Floor with lift access



Reading Road, Wokingham

Approximate Area = 829 sq ft / 77 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 2024. Produced for Michael Hardy. REF: 1188980

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