



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

£260,000 Leasehold



This well presented one bedroom ground floor apartment is set within a short walk of Wokingham town centre. The accommodation comprises large entrance hall, separate kitchen with integrated appliances, living room, bedroom with built-in wardrobes and a separate white bathroom suite. There is a large communal living room, sunroom, separate kitchenette and a lift serving all floors.

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

Leasehold information

Term: 125 yrs from 25th December 2007

Years remaining: 108

Annual Service charge: £2,347.08

Annual Ground rent: £250.00

Ground rent review period: Every 25 years, in line with RPI, next review 25th December 2032

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

Surrounding the building are well-maintained south-facing front and the rear communal gardens with a terrace area that has plenty of benches and seating. There is communal parking at the front of the building as well as visitor spaces and a storage unit for bicycles, wheelchairs including wheelchair electric charging units.

Imperial Court is a gated development for 55 plus the residents range from those who work and enjoy the additional benefits Imperial Court have to offer and those who have decided to take things more slowly. Constructed by renowned local developer Millgate Homes in 2007. The area is well served by local supermarkets. The A329(M)/M4 can be reached from the East of the town with mainline station (Waterloo) and the New Elizabeth Line. To the North is Dinton Pastures Country Park, a superb 335 acres of countryside interspersed with pathways.

- No onward chain
- Communal parking
- Double glazed throughout
- 498 sq ft / 46.3 sq m
- One bathroom
- Guest suite available to rent out

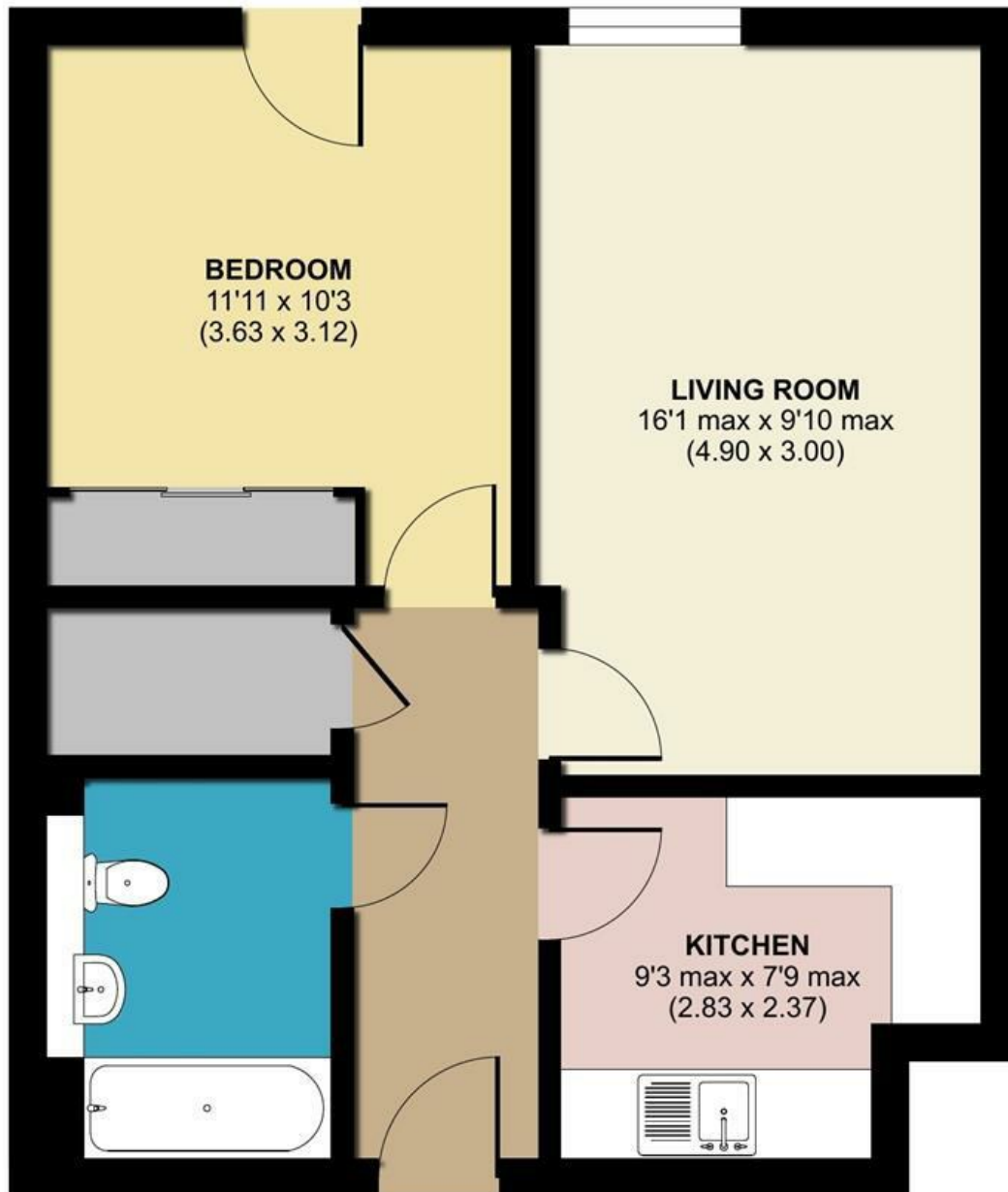




Reading Road, Wokingham

Approximate Area = 498 sq ft / 46.3 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1201538

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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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