



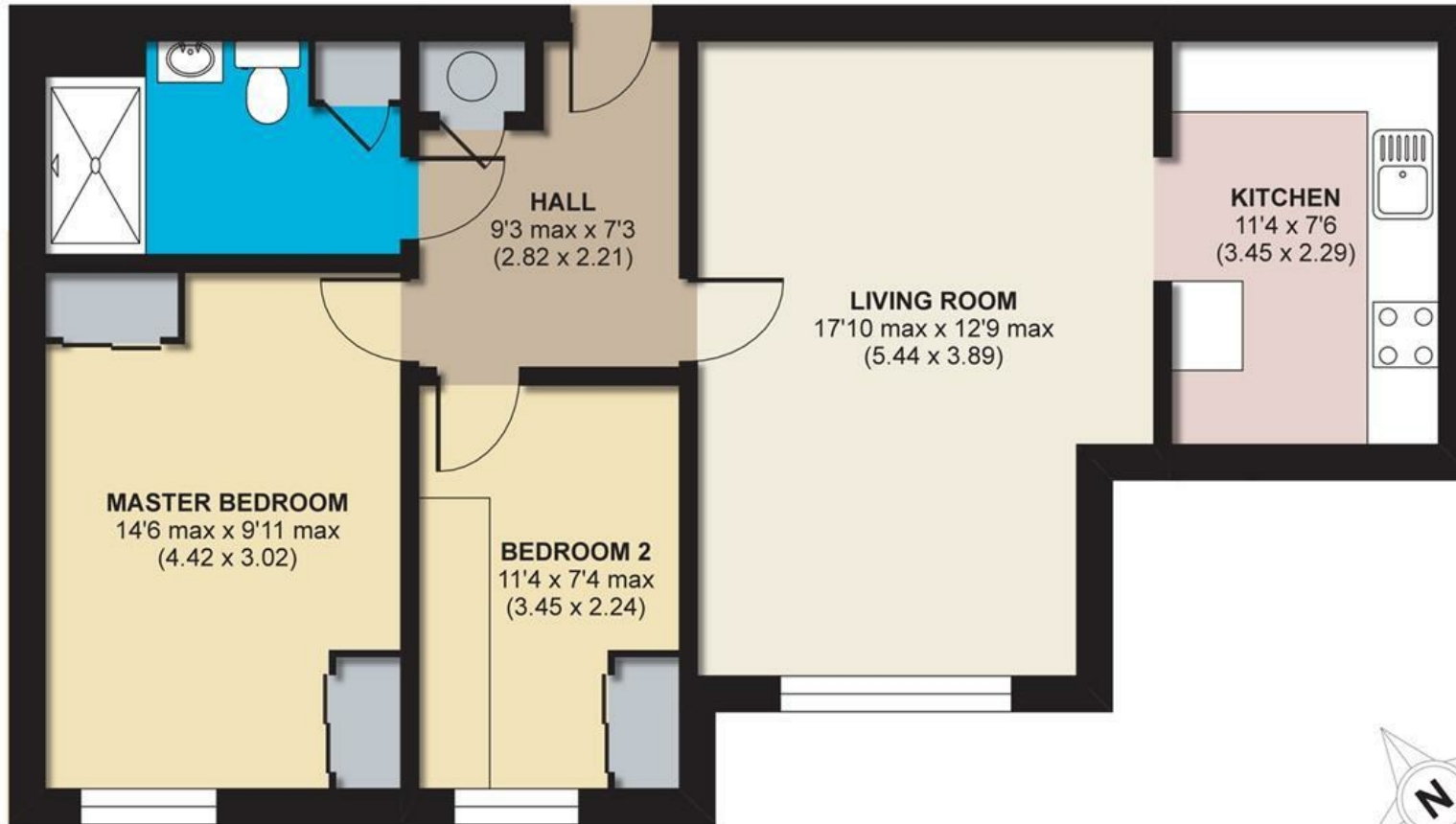
M Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

16 Willow Court, Reading Road, Wokingham, Berkshire, RG41 1EG

£140,000
Leasehold

Reading Road, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 688 SQ FT 63.9 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Offered to the market with no onward chain is this spacious two bedroom purpose built apartment suitable for residents of over 55 years old. Accommodation comprises generous living room, two bedrooms, shower room and fitted kitchen. Security entry system and a resident warden with 24 hour emergency call assistance. With well maintained communal grounds and within a short walk of Wokingham station and town centre.

- Spacious living room with window over looking the rear garden
- Kitchen with space for appliances
- Master bedroom with two wardrobes
- Shower room
- Bedroom two with fitted furniture
- Electric storage heating and double glazed windows

Situation

Willow Court is set at the beginning of the Reading Road and is just a few minutes walk from both the town and train station. Built in the late 1980's by a well respected local developer, it is a well established retirement community for the over 55's.

Outside

Communal parking area to the front with a paved path leading to the communal entrance hall, there are both stairs and lifts to all floors. Access to the communal lounge and doors out to the gardens at the rear. The communal rear gardens are a delightful feature centering around the duck pond with a paved path and grass borders. Leasehold Details: A new 99 year lease assigned upon completion. Annual service charge - c. £3,523.32 including building insurance. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

Turn right from our offices into Broad Street continue out through Shute End and onto the Reading Road, the entrance to Willow Court will be found shortly on the right hand side.



Rear Garden View

Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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