

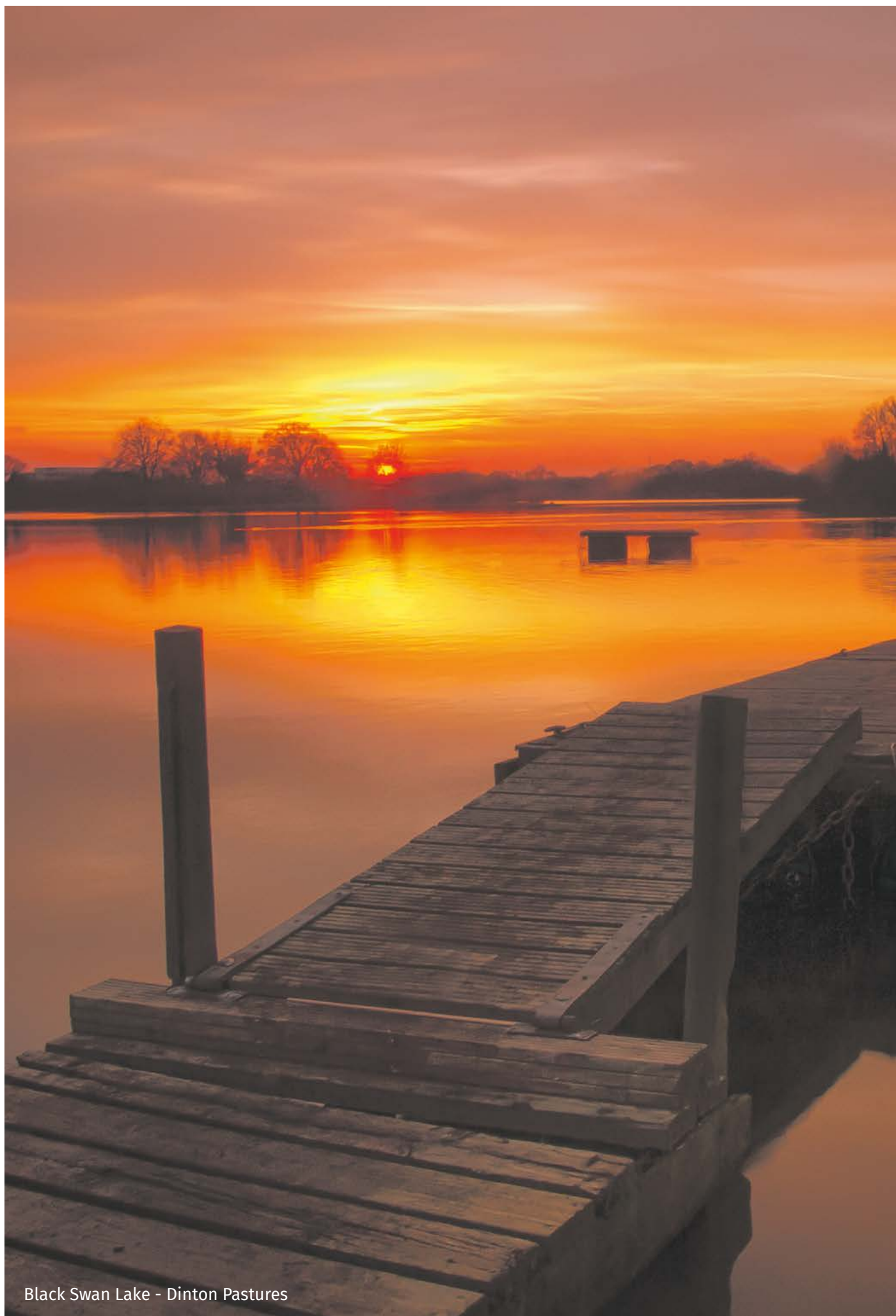


FLEUR-DE-LIS



WOKINGHAM

Renaissance Retirement



Black Swan Lake - Dinton Pastures

DESIRABLE LOCATION FOR INDEPENDENT LIVING IN WOKINGHAM, BERKSHIRE

Fleur-de-Lis Wokingham comprises 33 beautifully appointed one and two bedroom apartments, some with balconies and patio spaces. It really is a place to relax, enjoy the surroundings and socialise with other owners, friends and family. The spacious shared facilities include an elegantly furnished owners' drawing room and maintained gardens. A fully furnished guest suite is available should your loved ones wish to stay overnight.

Fleur-de-Lis allows owners to enjoy their retirement in a more manageable living space with less maintenance worries. With a concierge on site Monday to Friday and secure underground parking, Fleur-de-Lis Wokingham offers peace of mind to owners who wish to lock up and leave their apartment when they go away.

Fleur-de-Lis Wokingham epitomises exceptional independent retirement living, allowing you to enjoy life with your family, friends and like-minded neighbours.



ABOUT RENAISSANCE RETIREMENT

Renaissance Retirement was founded in the 1990s with the aim of designing, building and managing retirement developments that were simply better than the standard being built across the country at the time. That ethos still resonates today. At Renaissance Retirement it is still, and will always be, the personal touch that sets us apart.

Renaissance Retirement, along with PegasusLife, forms the Pegasus Life Group, one of the largest providers of retirement properties in the UK and share a common belief that retirement is just the start of something new.

We're proud to present Fleur-de-Lis Wokingham, where you can enjoy independent living in a desirable, stylish and comfortable environment, safe in the knowledge that your home is secure. You will also have the support of your concierge should you need it – a very welcome assurance for your family and friends.

Welcome to our community, where you will be at home amongst friends.
We look forward to showing you what your new lifestyle could look like.

LOCATION
LOCATION
LOCATION

Built on Wiltshire Road at the junction with Rectory Road, Fleur-de-Lis Wokingham is ideally located only five minutes' walk from Waitrose and the vibrant high street. You will benefit from a wealth of shops and services, including restaurants, cafés, pubs, leisure facilities and open spaces.

Nestled in the beautiful Lodden Valley, Wokingham's links with its past are strong – the town has held the right to hold a market since 1219 and it still thrives throughout every week of the year today. There is an abundance of charming places to visit too. Dinton Pastures Country Park – comprising 335 acres of countryside, bird watching, fishing lakes and walks – is located a short drive away from Fleur-de-Lis Wokingham. Walkers and explorers will enjoy the North Wessex Downs Area of Outstanding Natural Beauty.



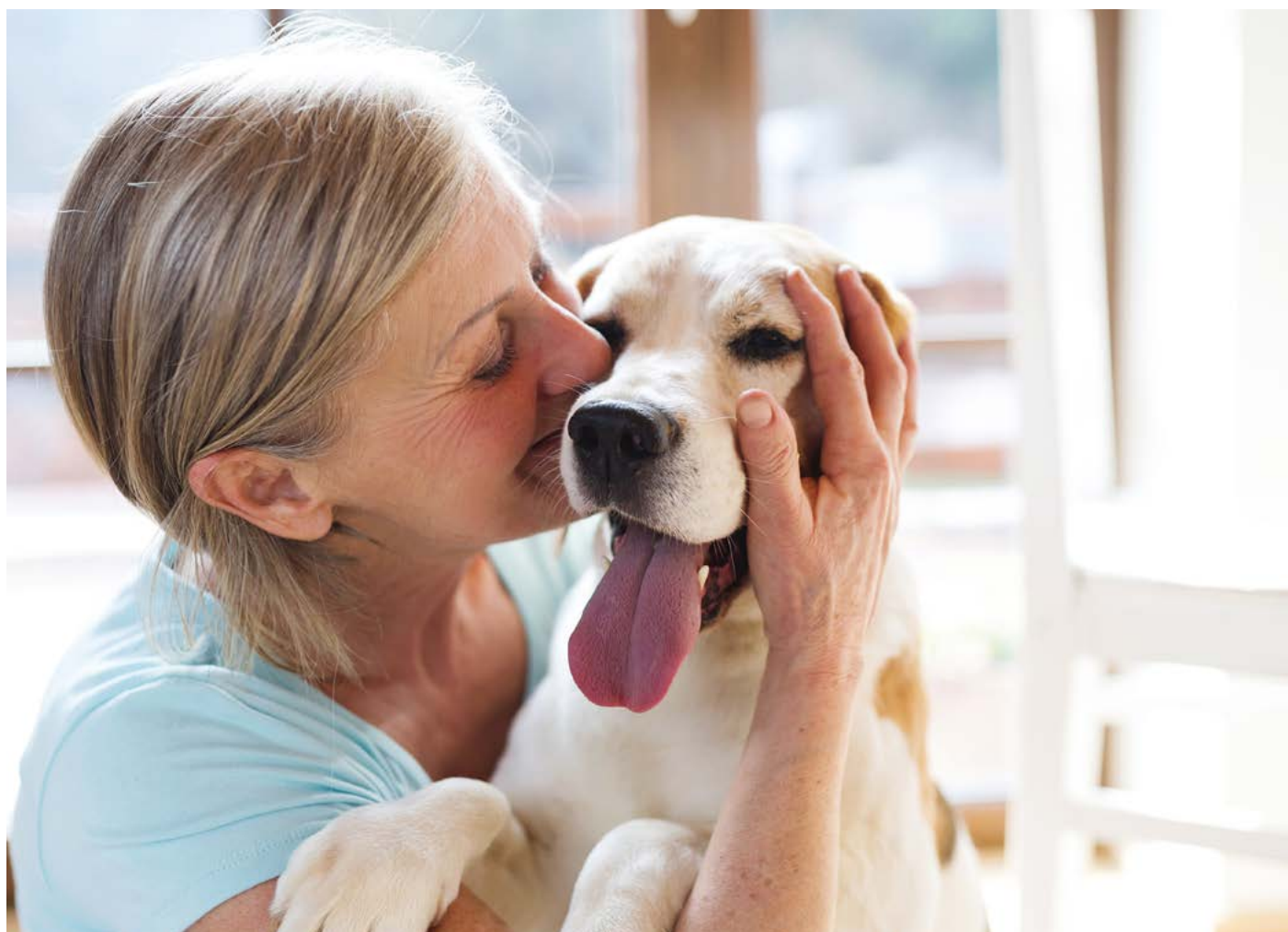
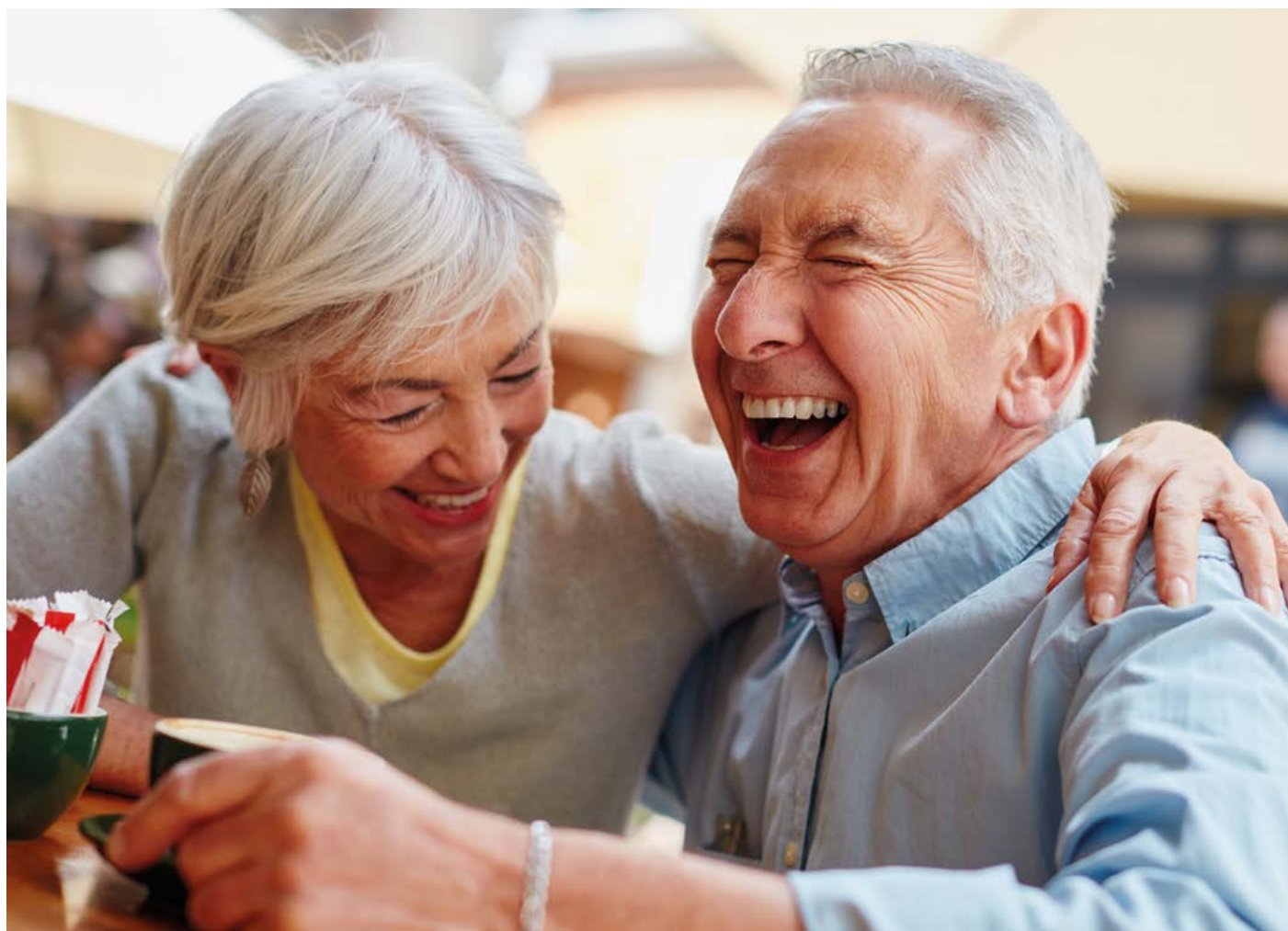
Market Day, Wokingham Town Centre



Rose Street

IT'S THE LIFESTYLE THAT COUNTS

At Renaissance Retirement, we believe your life is special. We encourage our owners to live rich and fulfilled lives, and to enjoy themselves as much as possible, whether that's socialising in the drawing room or arranging for family and friends to visit and stay in the guest suite. Your concierge will be on hand to help with any day-to-day queries you may have, as well as arrange exciting events and fun activities for everyone to get involved with.



OWNERS' DRAWING ROOM

The owners' drawing room is the social heartbeat of the development. With a range of events organised on a regular basis, Fleur-de-Lis Wokingham will offer something for everyone, from bridge to bowls, fish and chip Fridays to film nights, and Pimm's parties to pilates. There is a small kitchen connected to the drawing room, available for everyone to prepare tea, coffee and light snacks.



LANDSCAPED GARDEN

The fully maintained gardens are a beautiful place to enjoy a cup of tea and catch up with friends. Complete with greenery and outdoor furniture, the garden is the perfect place to gather your thoughts and enjoy the sunshine.



GUEST SUITE

Whenever friends or family wish to stay the night, you can book them into the guest suite. It comes complete with en-suite bathroom and tea and coffee station.

Speak to your concierge to make a booking*.

*There is a charge for use of the guest suite.



RENAISSANCE RETIREMENT PROPERTY MANAGEMENT TEAM

Renaissance Retirement Property Management is responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills.

They also ensure all the shared areas are meticulously cleaned and maintained.

The dedicated team of friendly and approachable concierges work hard to ensure the support provided is always tailored to customers' needs. Additional members of the Property Management team will make regular visits to developments and conduct annual service charge meetings with complete transparency.

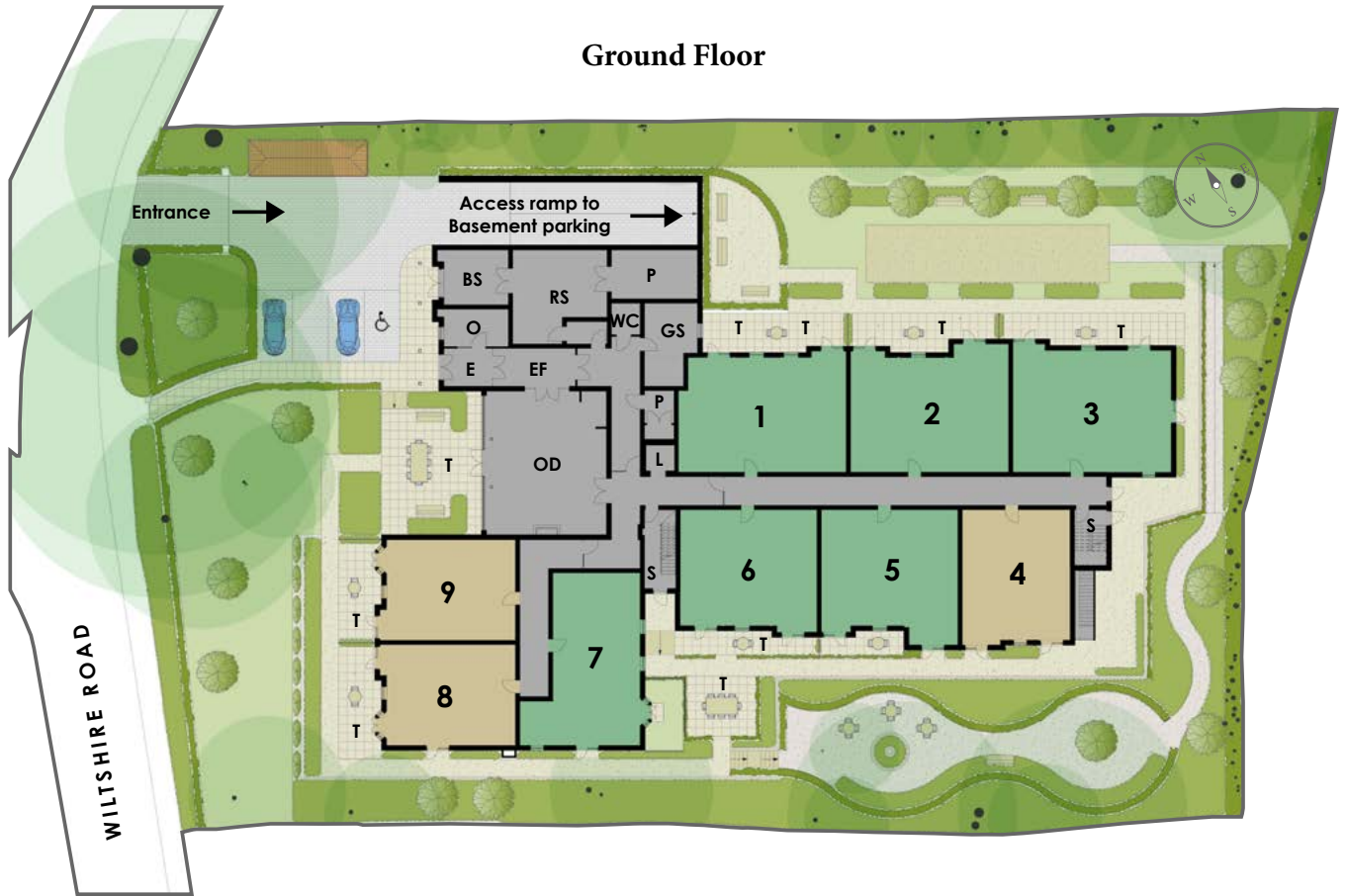
When it comes to the operation of the management company, Renaissance Retirement Property Management strive to deliver the highest standard of service to customers and believe passionately that true transparency is fundamental to maintaining owners' peace of mind.



DEVELOPMENT MAP



Ground Floor



First Floor

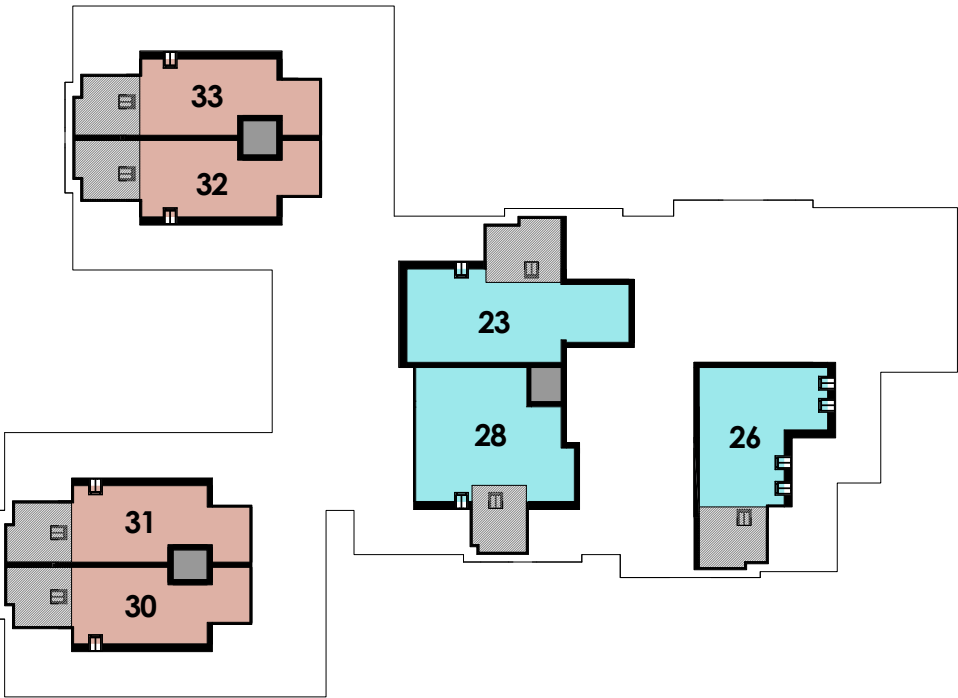


Communal Areas	EF Entrance Foyer	OD Owners' Drawing Room	RS Refuse Store
1 Bedroom Apt	E Entrance	S Stairs	T Terrace
2 Bedroom Apt	O Office	L Lift	RL Plant Room
1 Bedroom Apt (Mezzanine Level)	GS Guest Suite	BS Buggy Store	WC Communal Toilet
2 Bedroom Apt (Mezzanine Level)			

Second Floor

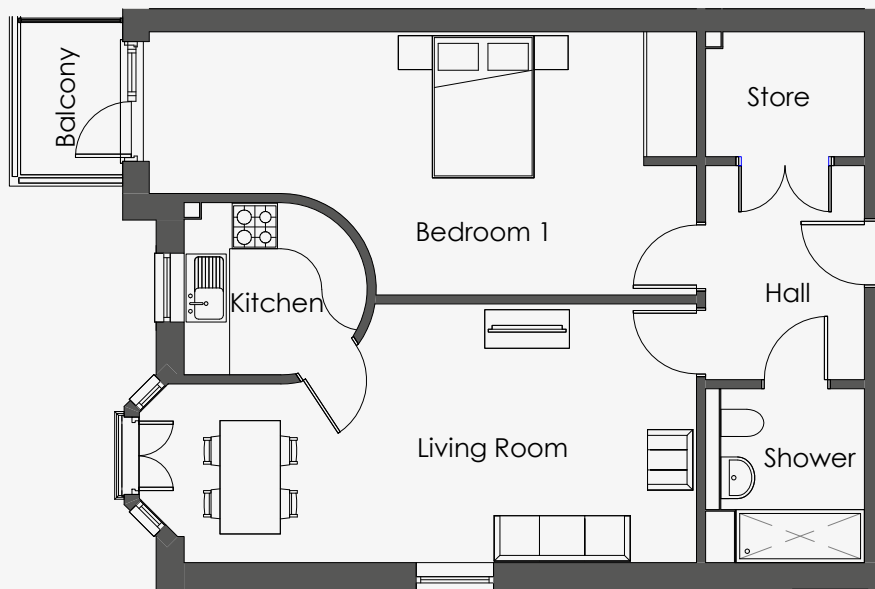


Mezzanine Floor Level



- | | |
|---------------------------------|---------------|
| Communal Areas | S Stairs |
| 1 Bedroom Apt | L Lift |
| 2 Bedroom Apt | RL Plant Room |
| 1 Bedroom Apt (Mezzanine Level) | |
| 2 Bedroom Apt (Mezzanine Level) | |

Typical One Bedroom Apartment



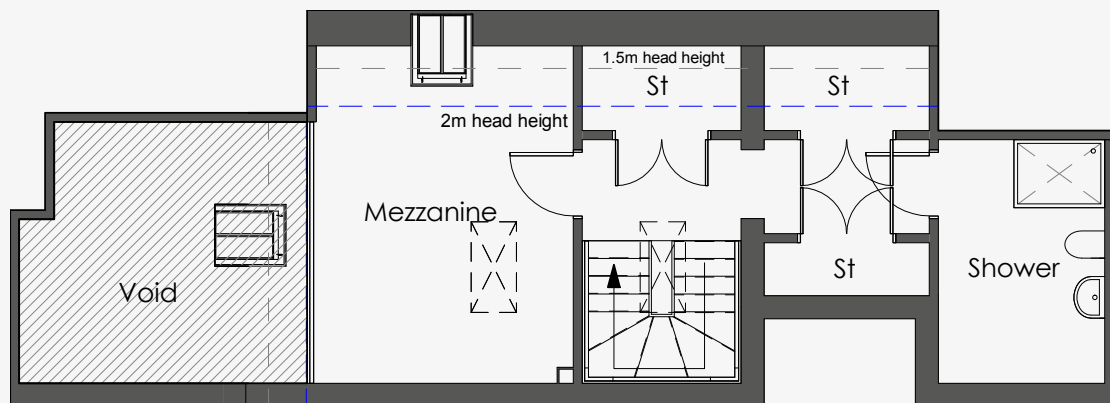
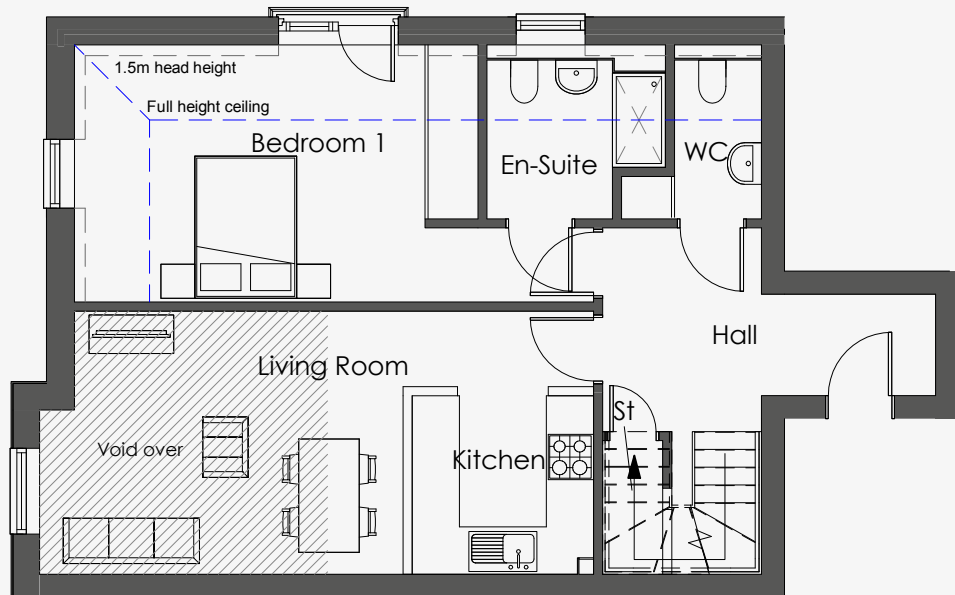
Kitchen 7' 11" x 7' 5"

Bedroom 1 21' 6" x 11' 5"

Living 22' 3" x 11' 3"

Total 697.6 sq ft

Typical Mezzanine Apartment



Kitchen 7' 10" x 7' 9"

Bedroom 1 14' 9" x 10' 8"

Living/Dining 15' 9" x 11' 5"

Mezzanine 13' 8" x 11' 3"

Total 1099.1 sq ft

BEAUTIFULLY DESIGNED INTERIORS

With a variety of layouts to choose from, the 33 beautifully appointed apartments provide generous accommodation coupled with excellent energy efficiency. Careful attention to detail is evident throughout and the finish reflects a classic, contemporary style.



Kitchen

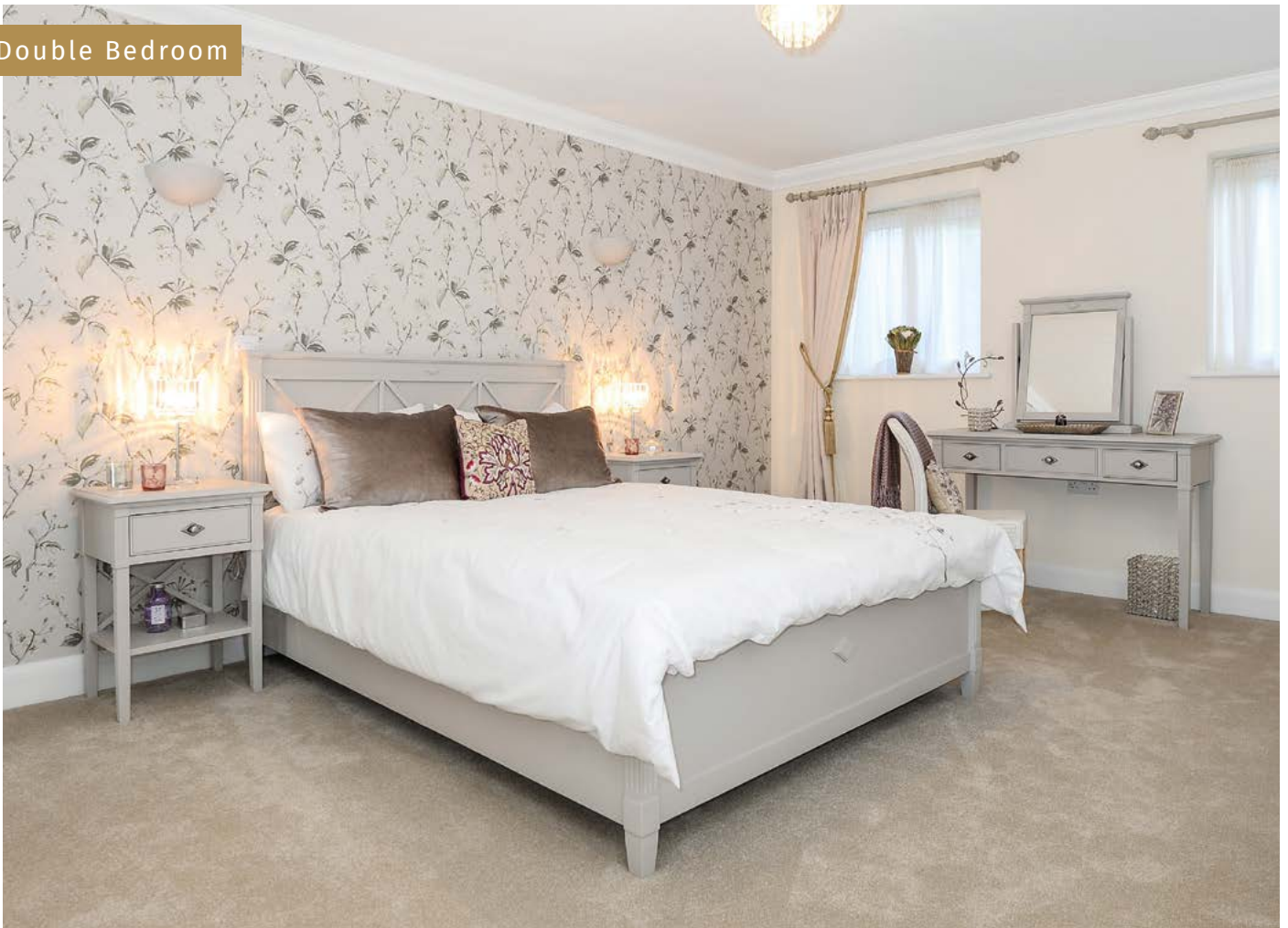


Living Room With Pocket Doors



All pictures shown are for illustration purpose only. Actual product may differ

Double Bedroom



Shower Room



All pictures shown are for illustration purpose only. Actual product may differ

Living Room With Pocket Doors



Dining Area With Pocket Doors



EXCELLENT CONNECTIONS

With such beautiful rural surroundings, you could be forgiven for thinking Wokingham may be off the beaten track. In fact, nothing could be further from the truth. Wokingham has a vibrant town centre for those seeking sanctuary can head to the nearby Holt Copse & Joel Park - part of Wokingham's nature reserve - or hop in the car for a 20 minute drive to Horseshoe Lake and Wyndham's Pool.

Travel By Train

Wokingham railway station is at the junction of the Reading to London Waterloo line and the North Downs line. The station operates direct services to Reading, Bracknell,

Farnborough North and London Waterloo. There is a faster non-direct train to London Paddington via Reading.

Travel By Car

Wokingham is within easy reach of all local cities, towns and villages. The M4 motorway runs north of the town and it is bypassed by the A329.

Travel By Bus

There are very good local services in and around Wokingham and regular services to nearby Reading and Bracknell.



Wokingham Train St
5 min



Farnborough
30 min



Reading
15 min



London Paddington
50 min



Reading
24 min



Bracknell
10 min



Bracknell
6 min



Farnborough North
16 min



HOW TO FIND US

Approaching from Reading north of Wokingham, continue along the A329 until you reach the junction for London Road. Drive along London Road and then take the first right onto Plough Lane.

Continue on Plough Lane until you reach the junction for Binfield Road. Here, turn left. Drive along Binfield Road until you reach the second roundabout, where you should take the second exit right onto Keephatch Road.

At the third roundabout, take the first exit (left) onto Warren House Road and then turn left onto Wiltshire Road. Fleur-de-Lis Wokingham is located on your left side approximately one minute's drive along Wiltshire Road. Approaching on the M4, leave at junction 10 and join the A329. Then follow the instructions above. For satnavs, use RG40 1TP.



Bank



Train Station



Bus Stop



Restaurants



Post Office



Pharmacy



Coffee House



Waitrose

Fleur-de-Lis Wokingham, 7-9 Wiltshire Road, Wokingham, Berkshire, RG40 1BQ



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Important Notice: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Renaissance Retirement reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Renaissance Retirement Limited: Compliant With The Consumer Code For New Homes.