

10 Watermill Court

Bath Road, Woolhampton, Berkshire, RG7 5RD



**PRICE: Offers in Excess of
£210,000**

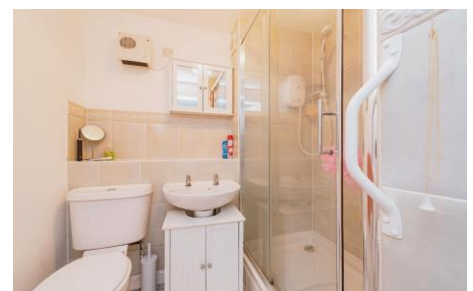
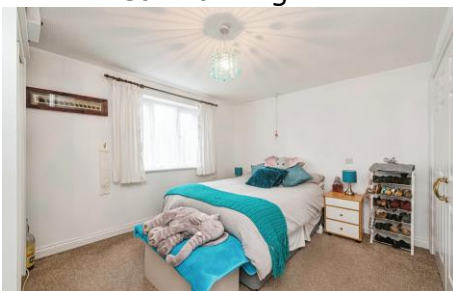
Lease: 99 years from 1989

Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PRIVATE GARDEN/PATIO

Watermill Court comprises 19 cottages, 7 bungalows and 19 apartments arranged over 2 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

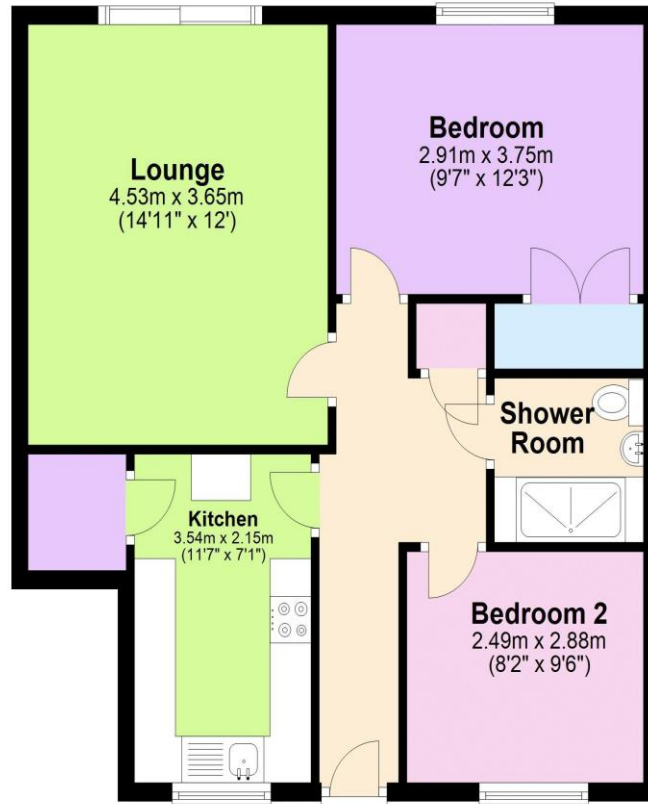
- Private Garden & Patio Area
- Communal Gardens
- 24 hour emergency Appello call system
- Minimum Age 55
- Car Parking
- Development Manager
- Lease 99 years from 1989



**For more details or to make an appointment to view, please contact
Millie & Carla**

Flat

Approx. 58.4 sq. metres (628.1 sq. feet)



Total area: approx. 58.4 sq. metres (628.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£150.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£2947.67

Council Tax Band:

C

Event Fees:

**Nil Transfer
Nil Contingency**

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Retirement Homesearch Limited, Registered Office:
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.