

4 Chestnut Grange/Harding Place

Glebelands Road, Wokingham, Berkshire, RG40 1BT



PRICE: £299,950

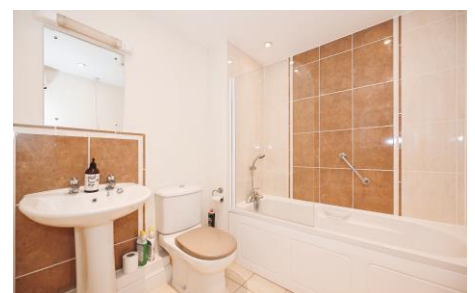
Lease: 125 years from 2006

Property Description:

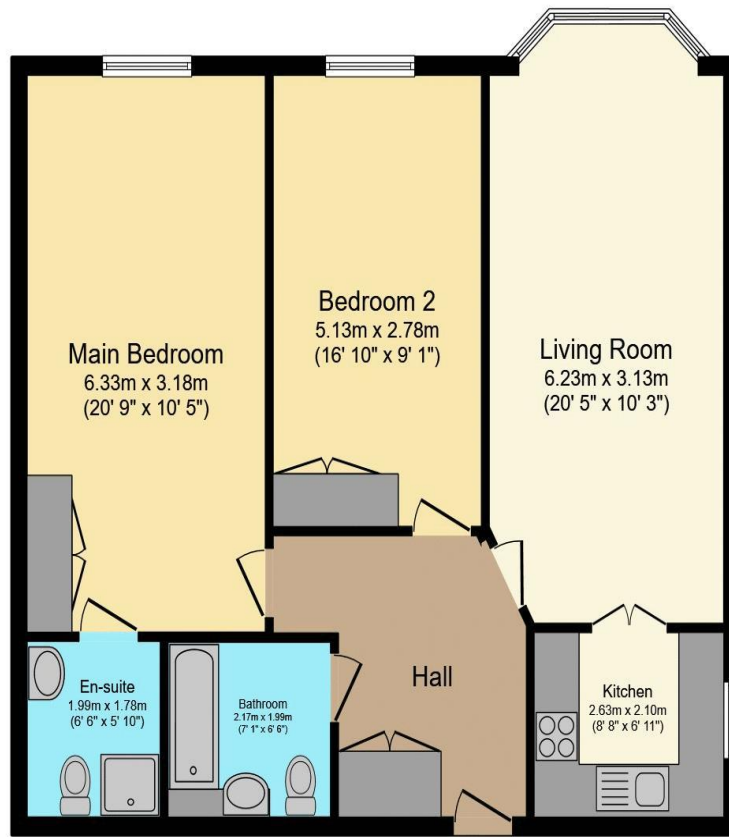
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

Chestnut Grange/Harding Place was constructed by David Wilson Homes in 2006 and comprises 44 properties. 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 (two beds have and ensuite) and bathroom. There is a Waitrose superstore nearby and the Development is in close proximity to Wokingham town centre. It is a condition of purchase that all 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.

- Development Manager
- Upgraded 24 hour emergency call system & smoke detectors
- 2 x Communal lounge
- Communal gardens and Car parking
- Gated development
- Guest suite and a Lift to all floors (apartment block)
- Minimum Age 55
- Close to local amenities
- Lease 125 years from 2006



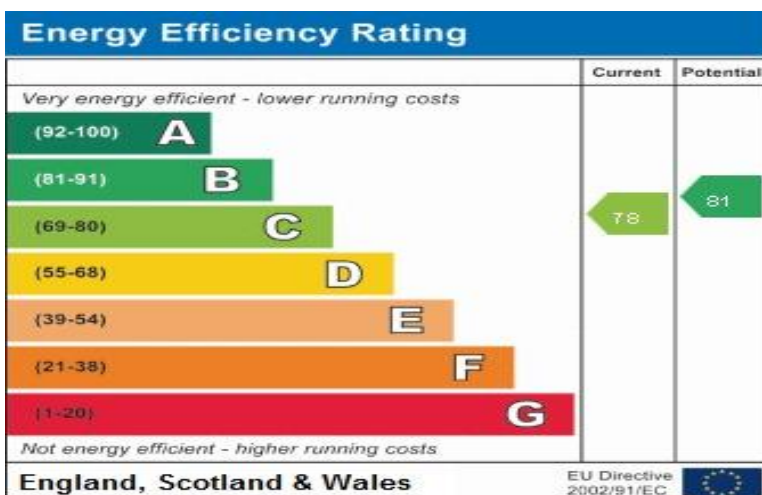
**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 79.5 sq.m. (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3,703.28

Council Tax Band:

E

Event Fees:

0% Transfer

1% Contingency

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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.