






21 Watermill Court, Woolhampton RG7 5RD  
Price: £130,000

**Features.**

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**NO ONWARD CHAIN**

**Description.**

A smartly presented first floor end-of-terrace over 55's retirement one bedroom maisonette with own self-contained entrance within this tranquil development comprising a modest amount of retirement homes.

The property has an extended lease of 151 years and consists of own front door to lobby, stairs to first floor, landing with telephone points, door entry intercom and emergency call system speech facility, kitchen/breakfast room incorporating hob/oven, washing machine, fridge & freezer, living room, bedroom with built-in wardrobes, and smart shower room. Benefits include UPVC double glazing, electric heating, parking for residents and visitors, an on-site services manager, beautifully maintained communal gardens with many different seating areas.



## Location.

Woolhampton is roughly equidistant between Reading and Newbury and Watermill Court is well placed to take advantage of all the village and the area, has to offer. The property is within walking distance of the local shop, mainline train station serving Reading, Newbury and London Paddington as well as the West country. There are two pubs - The Angel is a two minute walk whilst the canal side Rowbarge, with its extensive gardens, is a four minute walk and the excellent Molly's café only a short two minute walk. There are miles of countryside and canal side walks to also enjoy.

### Lease Details and Outgoings

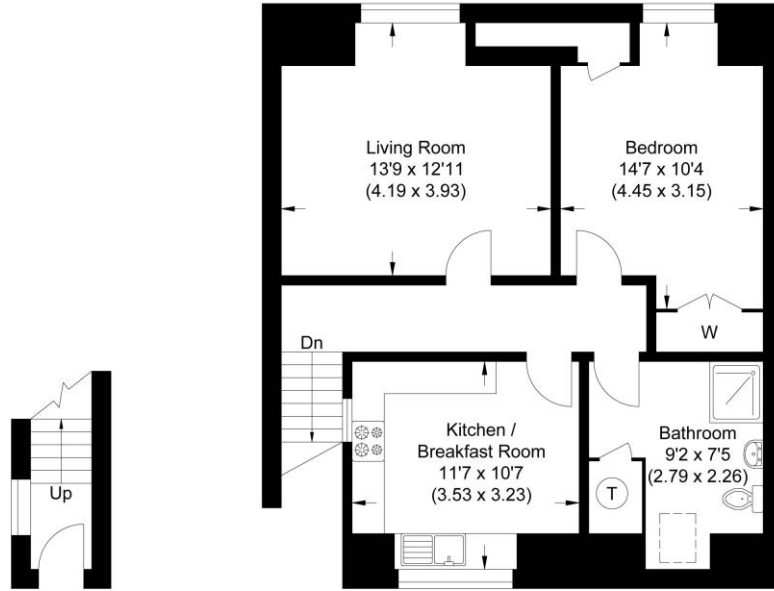
Extended Lease of 151 years

Ground Rent - £100 per annum

Service Charge - £2,947 per annum - which includes on-site service manager and 24hr emergency call system.



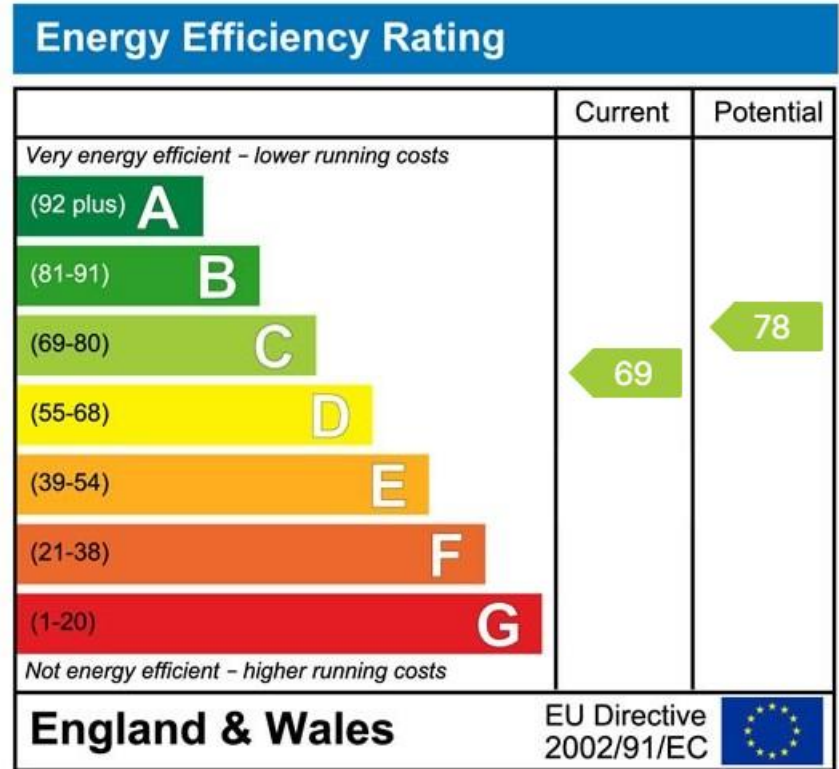
Approximate Gross Internal Area  
63.69 sq m / 685.55 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,086.68.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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