

77, Acorn Drive Wokingham RG40 1EQ



NO ONWARD CHAIN. A bright and airy ground floor maisonette in the very popular Acorn Drive retirement development for residents of 55 years and older, located c.700 yards from Waitrose and the town centre. The accommodation which amounts to 540 sq ft comprises a private ground floor entrance hall, large south facing lounge / dining room, large double bedroom with ample space for freestanding wardrobes, refitted kitchen with some integrated appliances and refitted shower room. There is ample parking, a communal resident's lounge and laundry room. Any new owner is granted a new 99 year lease upon completion. Current annual service charge from April 2025 £2,151.00 and a purchasers regant of the lease cost of £600.00.

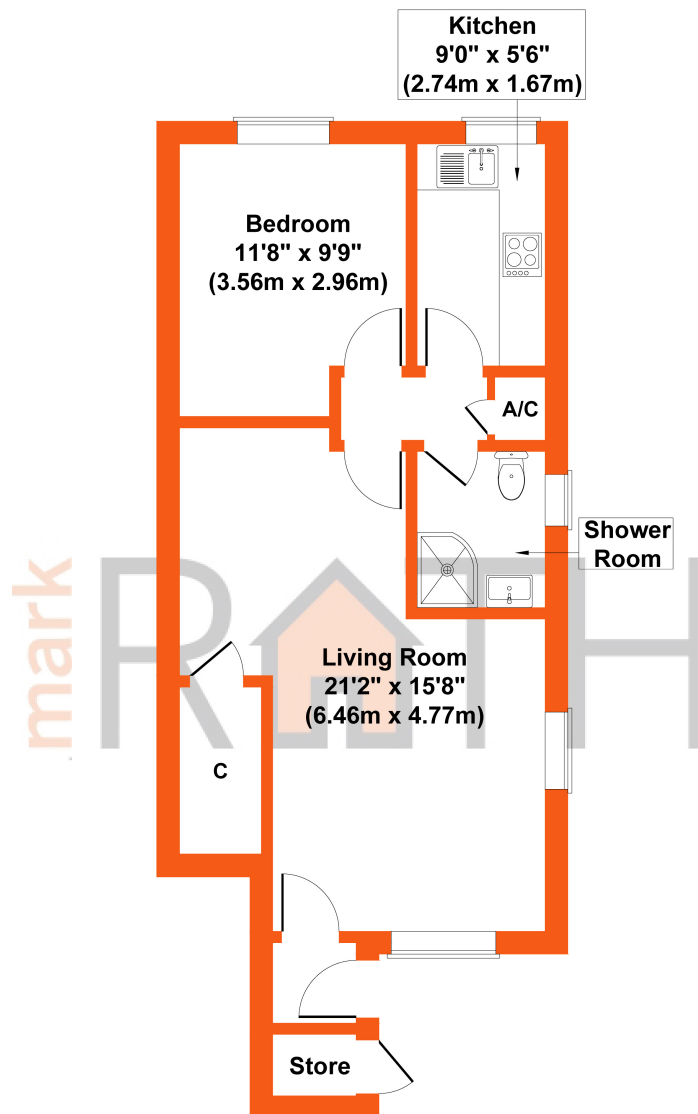
For more detailed material property information please click on the various brochure links.

£160,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

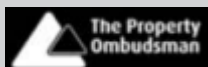


Approx. Gross Internal Floor Area 540 sq. ft. (50.2 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2023



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.