

Willow Court Flat 1, 11, Reading Road Wokingham RG41 1EG



NO ONWARD CHAIN. Situated just under half a mile of the Wokingham Market Place and rail station, a smartly presented ground floor maisonette set in an over 55's retirement development built in the 1980's. The property has it's own personal front door yet enjoys the benefits of all the communal facilities. The 439 sq ft of accommodation comprises hallway, living room, newly refitted kitchen, bedroom and shower/wet room. The property has uPVC double glazing, electric heating and an EPC rating of C. To the front is a communal car park with spaces for residents and visitors and to the rear is an established, beautifully presented communal garden with a well-tended lawn area, mature trees, pond, water feature, outside lighting and seating area. Within the development there is a community room, a lift and a communal laundry room. Lease details 99 years from July 26th 2022 (new owners receive a new lease to 99 years on purchase), service charge for 1st April 2025 to 31st March 2026 £2,648.87 and no ground rent. On surrender of the lease there will be a charge of 2.5% of the sale price plus 0.5% of the sale price for every year that you have owned the property. For more detailed material property information please click on the various brochure links.

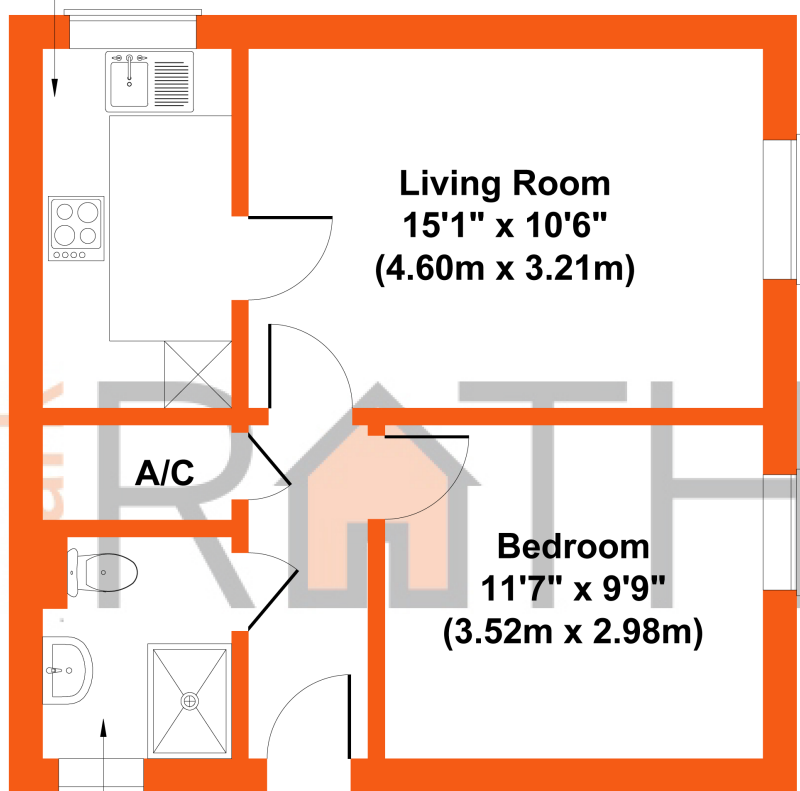
£150,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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

Kitchen
10'6" x 5'7"
(3.20m x 1.69m)



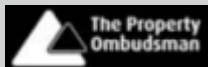
Shower Room
6'6" x 5'5"
(1.98m x 1.66m)

Approx. Gross Internal Floor Area 439 sq. ft. (40.8 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 2025



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.