

## 74, Acorn Drive Wokingham RG40 1EQ



A bright and airy first floor maisonette in the very popular Acorn Drive retirement development, located a few hundred yards from Waitrose and the town centre. The accommodation which amounts to 541 sq ft comprises: private ground floor entrance hall, private staircase to the first floor, large south west facing lounge / dining room. Double bedroom with fitted wardrobes, refitted kitchen with integrated appliances and shower room. There is ample parking, a communal residents lounge and laundry. There is an annual service charge of circa £1800.


£150,000





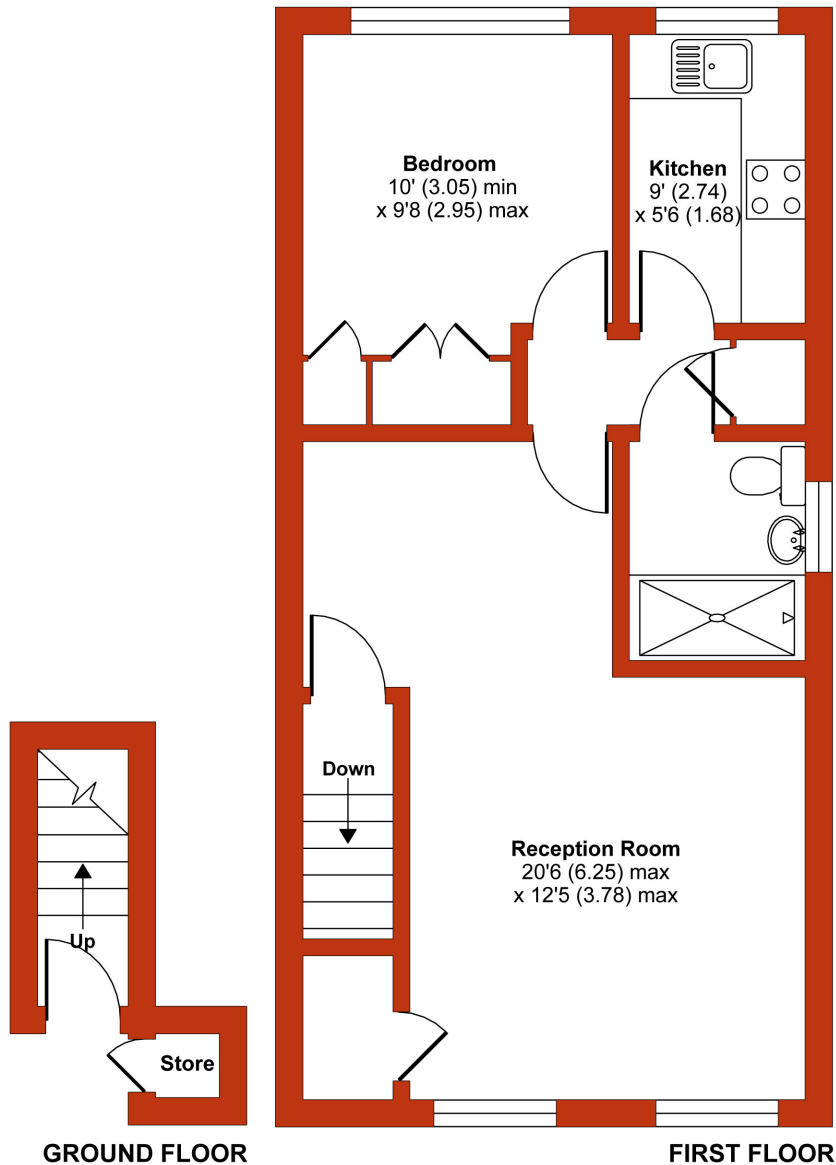




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## Acorn Drive, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 541 SQ FT 50.2 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Mark Rath Residential REF : 89413



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.