

Flat 29, 405-411 Stevens Court, Reading Road,  
Winnersh, Wokingham, Berkshire. RG41 5GU.



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£140,000 Leasehold

This quiet two bedroomed first floor retirement apartment which has just been redecorated and recarpeted, is situated in the prime residential area of Winnersh, near Reading and Wokingham in central Berkshire. The accommodation which is situated at the rear of the property is accessed via a lift and comprises hall, living/dining room, kitchen, master bedroom, guest bedroom and bathroom. All rooms have emergency pull-cords enabling the residents to summon help via the 24-hour Appello call system. The apartment is well insulated (EPC Rating C), double glazed benefits from and electric heating. Sky and European TV is also available.

The communal facilities include a laundry room and a lounge with kitchenette where relatives and residents can spend some quality time together and lovely communal gardens. Resident parking is also provided at the front of the building.

Location is superb as all amenities are close-by including a Sainsbury superstore which is within easy walking distance. Four local bus services allow travel to Reading, Wokingham and Bracknell and for those looking to travel further afield Winnersh mainline railway station is just 350 yards away and connects to Reading, London Waterloo and London Paddington.

Overall we feel that this home offers safe, secure and comfortable living accommodation for those aged 60 and over.

- No onward chain
- Minimum age 60
- Security entry system
- Guest suite
- Lease 125 years from 2005
- Service charge £5747 /year
- Ground rent £460 per year.
- Doctors and dentists close by
- Sainsbury superstore within walking distance
- Off road communal parking area

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 2020/20

Property Description

GROUND FLOOR

Secure entrance hall

Communal Lounge/kitchenette

Communal laundry

Inner hallway with stairs and lift

FIRST FLOOR

Landing

Door to apartment

Entrance hall

Living room

3.24m x 6.96m (10' 8" x 22' 10")

kitchen

2.31m x 2.60m (7' 7" x 8' 6")

Master bedroom

2.84m x 4.81m (9' 4" x 15' 9")

Bedroom two

2.84m x 4.81m (9' 4" x 15' 9")

Bathroom

1.70m x 2.05m (5' 7" x 6' 9")

OUTSIDE

Front garden with communal parking

Rear communal gardens

Council Tax Band

C

