

20 Fleur de Lis , Wiltshire Road Wokingham RG40 1BQ




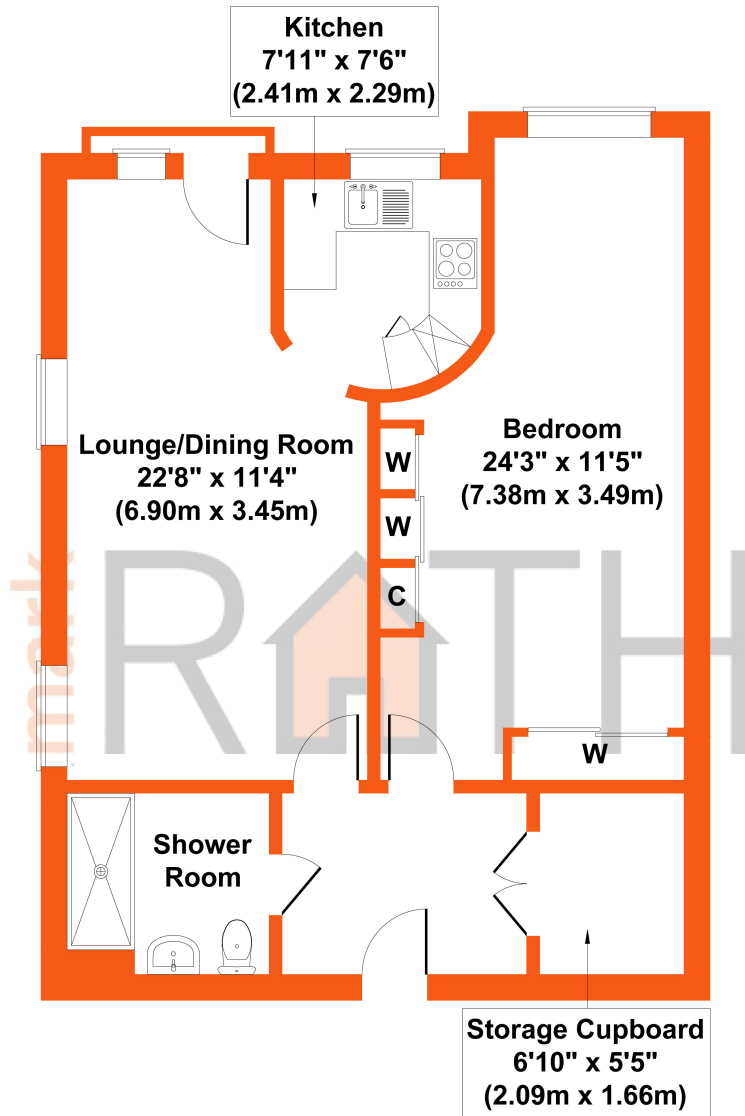
Offered to the market with no onward chain a first floor apartment in this prestigious over 65's retirement development. The spacious highly energy efficient accommodation, EPC-B rating, which amounts to a generous 707 sq ft and matching many comparable two bedrooms apartments comprises: secure gated communal gardens, secure communal entrance hall with video entry phone, concierge office and residents living room. Communal areas are continually maintained and to high standards with a lift and stairs serving all floors. On the first floor landing a personal front door to large entrance hall with useful walk in store room. There is an impressive light and bright dual aspect living room with a 'Juliet' balcony, plus a uniquely shaped separate fully fitted kitchen with integrated appliances. Sizeable c. 24' master bedroom with en-suite shower room - carefully designed with high end fittings and wide walk in shower. This secure gated development is surrounded by meticulously manicured communal gardens and has visitor parking. An impressive development a short walk from the centre of town and just slightly further to the station so living here without a vehicle is a genuine option, however if parking is required underground spaces are usually available to rent via the management. Flat 20 attracts a half yearly service charge of £2,310.72 for January 1st 2024 to June 30th 2024. The ground rent is currently £628pa and will be reviewed in February 2027.

£260,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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 

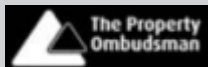


Approx. Gross Internal Floor Area 707 sq. ft. (65.7 sq. m.)

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 2024



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.