

42, Acorn Drive Wokingham RG40 1EQ




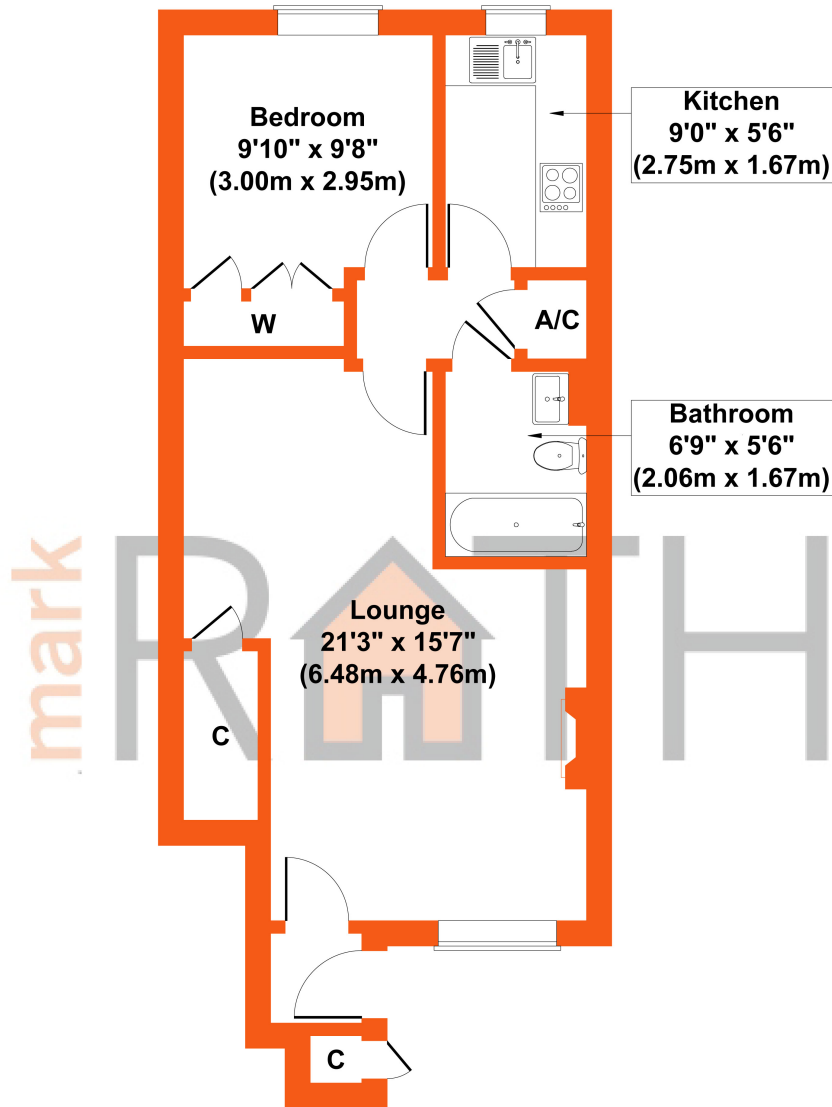
A spacious ground floor leasehold maisonette in the very popular Acorn Drive retirement development for residents of 55 years and older, located a few hundred yards from Waitrose and the town centre. The accommodation which amounts to 544 sq ft comprises: private ground floor entrance hall, large south west facing lounge / dining room, generous sized double bedroom with fitted wardrobes, a modern kitchen with some integrated appliances and a bathroom with window. There is ample parking, a communal residents lounge, guest room (small nightly charge applies) and laundry room (charge applies). Any new owner is granted a new 99 year lease upon completion. Service charge of £161.47 per month and a purchasers regrant of the Lease cost of £600.00. The flat features electric radiator heating, UPVC double glazing and has an EPC - D rating. For more detailed material property information please click on the various brochure links.

£165,000 Leasehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

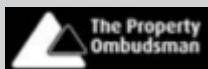


Approx. Gross Internal Floor Area 544 sq. ft. (50.50 sq. m.)

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.