

## 24 Fleur de Lis , Wiltshire Road Wokingham RG40 1BQ



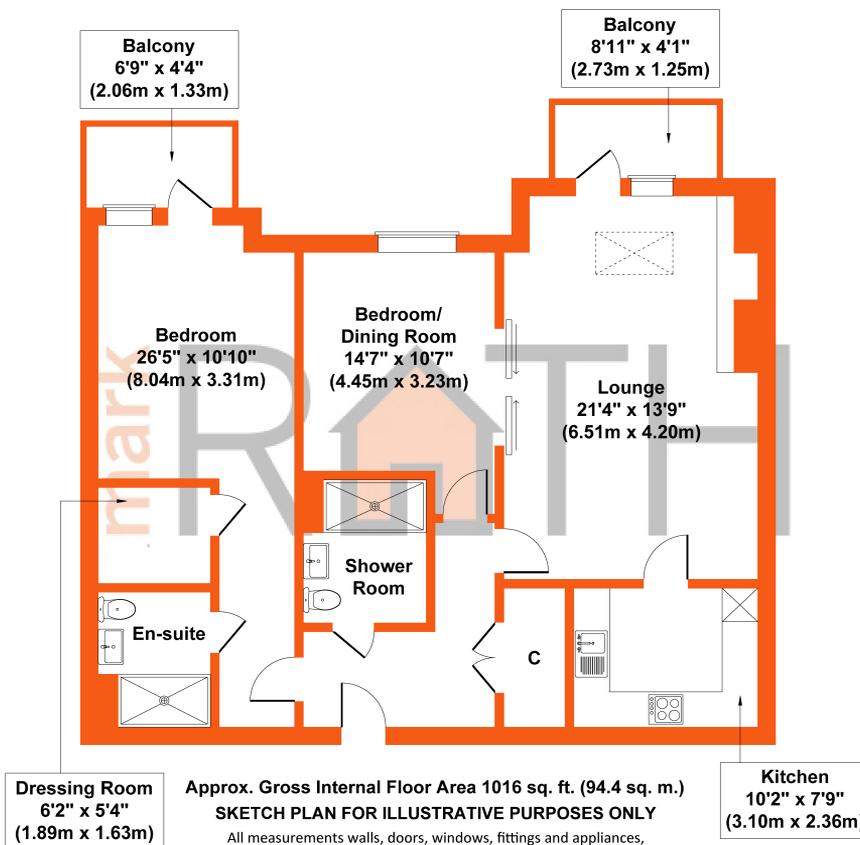
Rarely available top floor flat in prestigious over 65's development a short walk from the town centre. Energy efficient accommodation, of 1016 sq ft comprises: Secure gated entrance hall with video entry, concierge and residents living room. Lift and stairs to all floors. On the second floor, personal front door to entrance hall with store room. A light & bright living room with a balcony, separate fitted kitchen with integrated appliances. A multipurpose second bedroom/dining room is either open through wide pocket doors into the living space or when closed a double bedroom which is adjacent to the large shower room -designed with high end fittings and walk in shower. An impressive 26ft main bedroom features a walk in closet, luxury en-suite shower room and balcony. This gated development is surrounded by manicured communal gardens and a visitor parking area. Fleur De Lis is an impressive development a short walk from the centre of town and to the station so living here without a vehicle is a genuine option, if parking is required underground spaces are available to rent. Annual service charge of £5071.28. Ground rent is currently £712pa with a review in February 2027. Sellers assignment fees of £1500 plus VAT upon sale. Lease commenced 1st Feb 2017 for 250 years. Council Tax band E £2630.22

**£535,000 Leasehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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.