

Willow Court, Flat 23, 11 Reading Road Wokingham RG41 1EG



- Spacious top floor flat
- In the very popular Willow Court retirement development
- Short walk of the town centre and very close to the train station
- Stunning communal gardens and duck pond
- New 99 year lease, £162pcm maintenance charge including water rates.

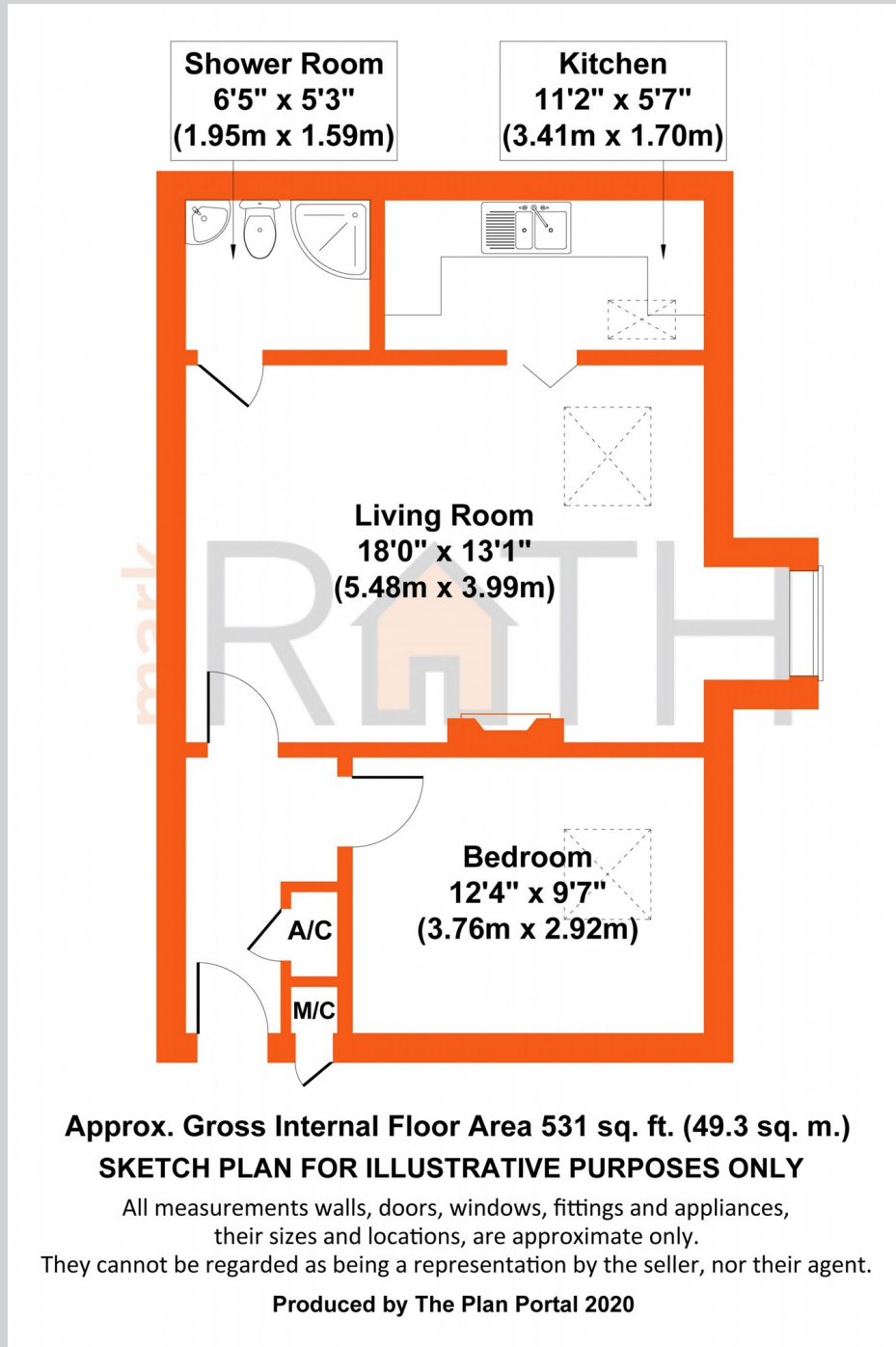
£125,000 Leasehold



This spacious top floor flat with lift in the very popular Willow court retirement development catering for residents of 55 years and above within a short walk of the town centre and very close to the train station. Accommodation comprises: Hallway, double bedroom, large living/dining room, a kitchen and shower room. The property benefits from stunning communal gardens and duck pond. Residents parking. New 99 year lease, £162pcm maintenance charge including water rates.







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	62
		EU Directive 2002/91/EC	