

## 22, Kennet Court Wokingham RG41 3DB



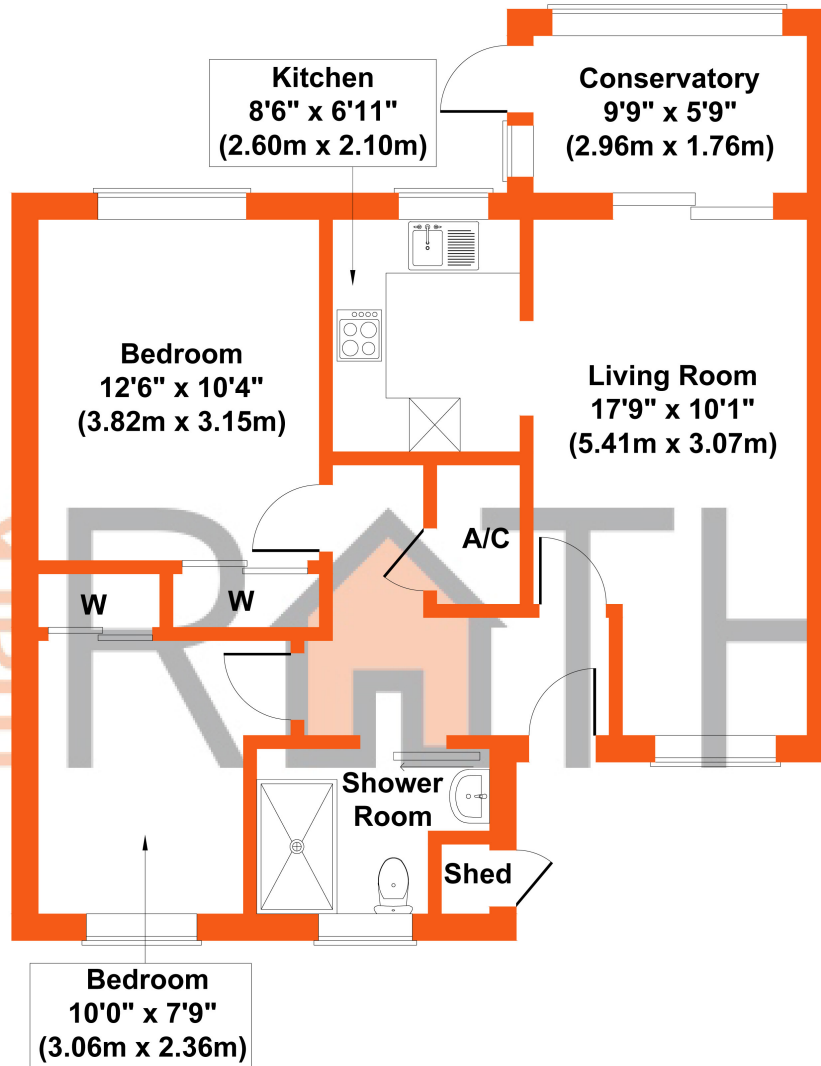
A rarely available leasehold terraced bungalow in this very popular retirement complex immediately adjacent to Morrisons supermarket and Woosehill surgery. The accommodation which amounts to 713 sq ft comprises: Entrance hall, modern fitted kitchen, large double aspect living/dining room with patio doors leading out into a conservatory and private garden beyond (the lawn being maintained under the service agreement) two double bedrooms and refitted wet room. There is double glazing and gas central heating and an impressive EPC-C reading. There is a monthly service charge of £686.25, please click on the pdf for more information about the comprehensive services on offer at Kennet Court. The property benefits from the balance of a 125 year lease which started 25th December 1986 meaning that there are around 87 years unexpired and no ground rent is payable. Additionally the purchaser will incur a transfer fee of somewhere between 1% & 3% of the purchase price (noted on page 19 of the Kennet Court handbook on the attached pdf)

**£300,000 Leasehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	71	
(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			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

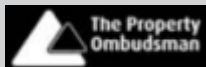


**Approx. Gross Internal Floor Area 713 sq. ft. (66.2 sq. m.)**

**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 2023**



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.