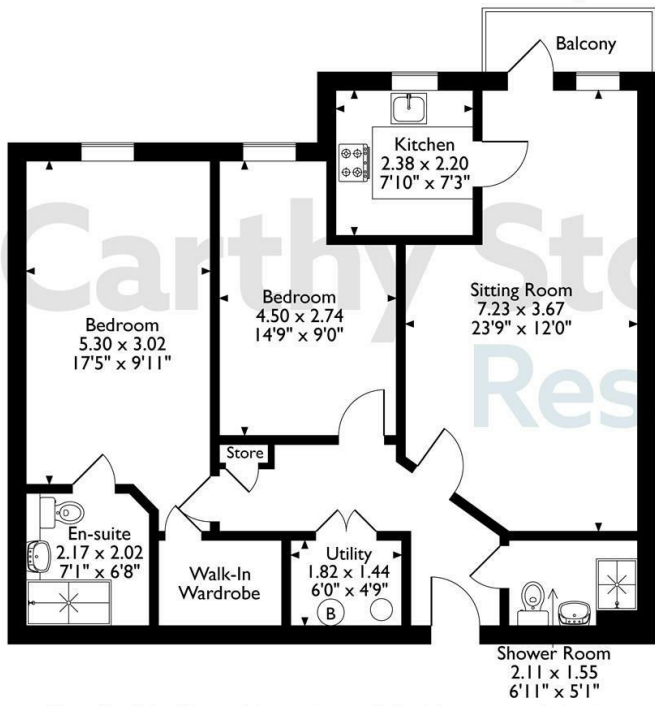


Queens Gate, Flat 18, Wellington Road, Wokingham  
Approximate Gross Internal Area  
82 Sq M/883 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 18 Queens Gate

Wellington Road, Wokingham, RG40 2DS



Asking price £350,000 Leasehold

A spacious and thoughtfully designed two bedroom, two shower room first floor apartment. A fantastic opportunity to acquire a highly desirable property within this sought after development.

A welcoming and friendly community awaits.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Queens Gate, Wellington Road, Wokingham, RG40 2DS

**Summary**  
Queens Gate is a purpose built Retirement Living development built by McCarthy Stone in 2016, designed specifically for the over 60s who wish to enjoy independent living. There is a House Manager who oversees the development Monday to Friday.

Situated in the heart of Wokingham town centre and convenient for all local amenities with easy access to the mainline railway station and transport links.

The apartment comprises of a spacious living room, a modern fully fitted kitchen, the master bedroom has a walk in wardrobe and an en-suite shower room, a second double bedroom and a separate guest shower room. The apartment has underfloor heating with individual thermostats to each room and a 24 hour emergency call system.

Communal facilities include a bright a tastefully furnished communal lounge and landscaped gardens.

There is also a guest suite accommodation which can be booked (fees apply). The monitored 24 hour emergency call system is activated by a personal pendant or call points in the apartments and throughout the development.

**Entrance Hall**  
Large entrance hall with walk-in storage/utility cupboard with tiled flooring housing a fitted washer/dryer, the hot water cylinder and Vent-Axia clean air and heat recovery unit which extracts dirty air and passes through filters to ensure clean air enters the rooms thus helps improve indoor air quality. Illuminated light switches, apartment security door entry system with intercom and the emergency call system.

**Living Room with Balcony**  
A bright and spacious living room with a glazed patio door and windows to side opening to a delightful balcony. TV, BT and Broadband sockets. Sky/Sky+ socket. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

**Kitchen**  
A modern and thoughtfully designed fully fitted kitchen with a fabulous range of base and wall units and drawers with

contrasting work surfaces. Stainless steel sink unit with mono lever mixer tap. Waist level Bosch electric oven with Bosch microwave oven above, Bosch ceramic hob with opaque glass splash back and stainless steel cooker hood, dishwasher and integral fridge/freezer.. Twin electrically operated UPVC double glazed windows.

**Bedroom One with en-suite shower room**  
Large double bedroom with door to the walk-in wardrobe housing shelving and hanging rails. Twin opening double glazed windows. Underfloor heating, raised power points. TV and BT points. Door to en-suite shower room.

**En-suite Shower Room**  
Partly tiled shower room with easy access walk-in level access thermostatically controlled shower and glazed screen with underfloor heating and grab rails. Close coupled WC and Vanity unit with storage fitted with wash basin and mono lever tap, mirror, light and shaver point above. Ladder style towel warmer. Emergency pull cord.

**Bedroom Two**  
A second double bedroom of ample proportions providing a wonderful space for alternative uses such as home office or hobbies room.

**Shower Room**  
Partly tiled shower room with easy access walk-in level access thermostatically controlled shower and glazed screen with underfloor heating and grab rails. WC, pedestal wash basin and mono lever tap, mirror, light and shaver point above. Ladder style towel warmer. Emergency pull cord.

**Service Charge (Breakdown)**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

## 2 Bed | £350,000

Service Charge £5076.19 per annum (for financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. The Service charge does not cover external costs such as your Council Tax, electricity or TV but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

**Leasehold**  
Lease 999 Years from 2016  
Ground Rent £495 per annum  
Ground Rent Review: Jun-31

**Additional Information & Services**

- Fibre to the cabinet Broadband available with Full Fibre being planned for near future
- Mains water and electricity
- Electric room heating
- Mains drainage
- Guest suite available for visitors to stay at a charge of £30 with an initial £5 booking fee.

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

