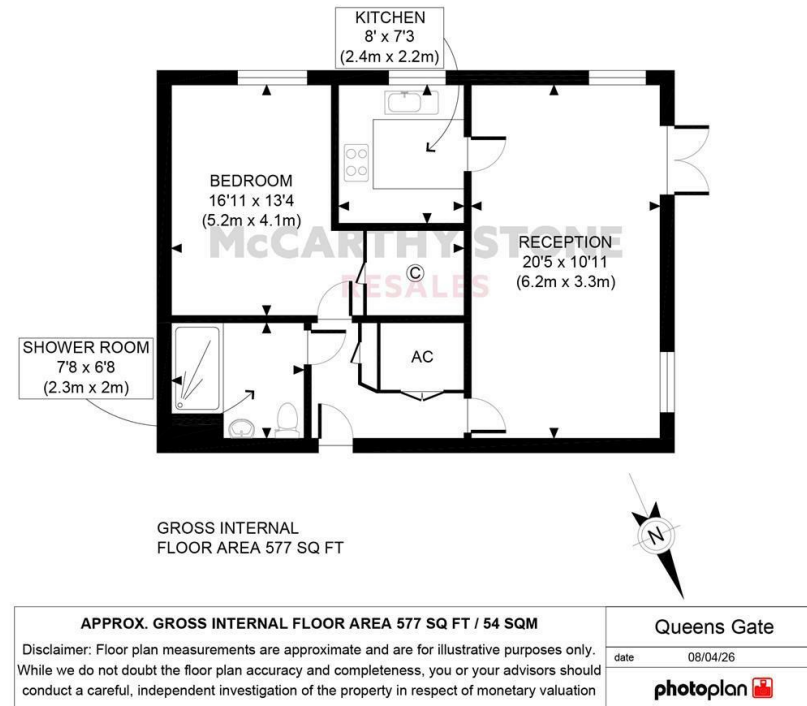
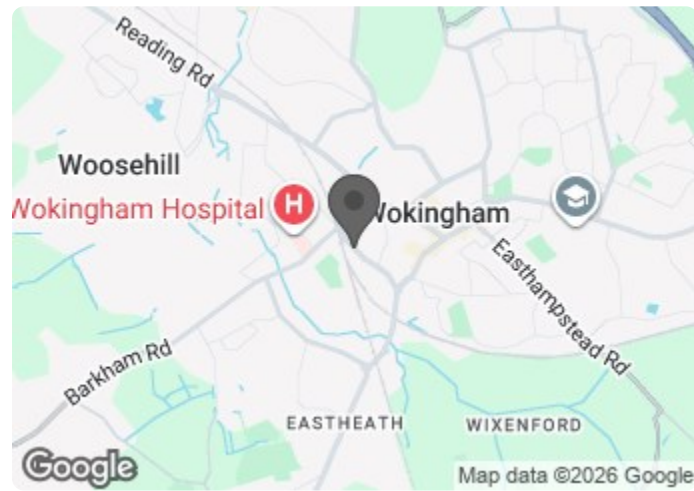


4 Queens Gate

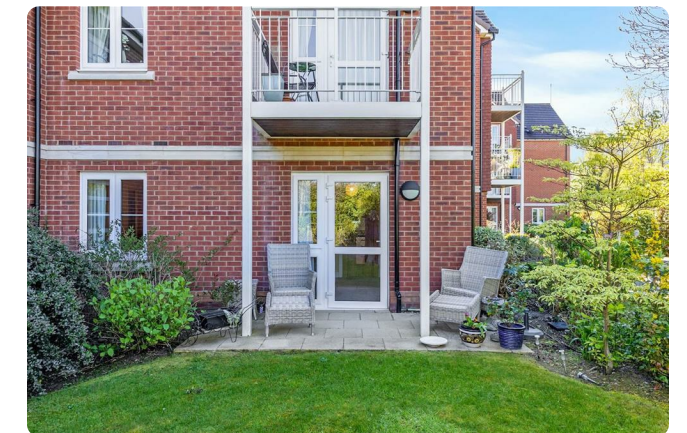
Wellington Road, Wokingham, RG40 2DS



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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		



Asking price £250,000 Leasehold

A fabulous and beautifully presented one bedroom ground floor apartment with a part covered and paved patio area.

This stunning apartment comprises a dual aspect living room, modern fitted kitchen, double bedroom with walk in wardrobe and a large shower room.

*** Allocated Car Parking Space ***

A fantastic opportunity to acquire a highly desirable property within this sought after development.

Call us on 0345 556 4104 to find out more.

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

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 that 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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Wellington Road, Wokingham, RG40 2DS

1 Bed | £250,000

Summary

Queens Gate is a purpose built Retirement Living development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living. There is a House Manager who oversees the development.

The apartment comprises a modern fully fitted kitchen, large dual aspect living room opening onto a part covered and paved patio area with external lighting, underfloor heating, fitted and tiled shower room, spacious double bedroom with a walk in wardrobe and a 24 hour emergency call system.

Communal facilities include a large and welcoming communal homeowners lounge where you can entertain family and guests, this is also the social hub for coffee mornings and events/activities are held.

The landscaped gardens are there to be enjoyed without having to lift a finger to maintain with seating areas for the warm sunny days.

There is also a guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the apartment entrance hall, shower room and throughout the development.

Entrance Hall

Large entrance hall, cupboard with a washing machine and storage. Illuminated light switches, apartment security door entry system and intercom. Emergency call point. Doors lead to Living room, Bedroom and Shower room.

Living Room with patio

A bright and spacious dual aspect living room benefitting from windows on two sides plus a glazed patio door with windows to side opening onto a delightful private patio area overlooking a secluded part of the landscaped grounds. TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Part glazed door leads into a separate kitchen.

Kitchen

A modern fully fitted kitchen with an extensive range of white high gloss base and wall units fitted with a contrasting worktops, stainless steel sink and drainer with mono lever tap. Tiled floor and electronically operated twin double glazed windows. Features include waist high Bosch electric oven with Bosch microwave above, ceramic hob, stainless steel extractor hood and fitted fridge/freezer.

Bedroom

A large and thoughtfully designed double bedroom with large walk-in wardrobe housing shelves and hanging rails. Window overlooking the gardens. Underfloor heating, raised power points. TV and BT points.

Shower Room

Fully tiled walk-in level access thermostatically controlled shower with glass screen underfloor heating and grab rails. Close coupled WC, Vanity unit with storage beneath fitted with a wash basin and chrome mono lever tap, mirror and light above. 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

Service Charge: £3,320.13 per annum (for financial year ending 30/06/2026). 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 the 1st June 2016

Ground Rent £425 per annum

Ground Rent Review Date: June 2031

Car Parking

This apartment is being offered for sale with its own allocated car parking space next to the main entrance pathway.

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

