



Flat 4, Willow Court, Reading Road  
Wokingham  
Berkshire, RG41 1EG

**£180,000 Leasehold**



The apartment boasts a modern kitchen equipped with high-quality appliances, stylish cabinetry, and ample storage. The open-plan living area has been refreshed with elegant flooring and tasteful décor, creating a warm, welcoming space that's perfect for entertaining or enjoying quiet moments at home. Thoughtfully designed with a bright and airy feel, there are two bedrooms provide ample space and comfort, ideal for relaxing or accommodating guests. The newly renovated bathroom features sleek fixtures, a walk-in shower for ease of access, and contemporary finishes, adding both style and functionality.

- Newly renovated
- Modern kitchen and open-plan living area
- 582 sq ft / 54.1 sq m
- Bright and airy feel
- Walking distance to Wokingham town centre
- Residents parking

To the front is a communal car park with ample spaces for residents and visitors. To the rear is a well-stocked beautifully presented communal garden with a well-tended lawn area, large willow trees, garden pond, water feature, outside lighting and seating area.

Willow Court is set at the beginning of the Reading Road and is just a few minutes walk from both the town and train station. Built in the late 1980's by a well respected local developer it is a well established retirement community for the over 55's.

Council Tax Band: C  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D

Leasehold information  
Term: 99 yrs from 6th July 2016  
Years remaining: 99 - (New owners receive a new lease to 99 years on purchase)  
Annual Service charge: £896.70 every three months (includes ground rent, window cleaning, the lift, water bill and buildings insurance)  
NB: On assignment of the lease there will be a charge of 2.5% of the sale price plus 0.5% of the sale price for every year that you live at the property. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





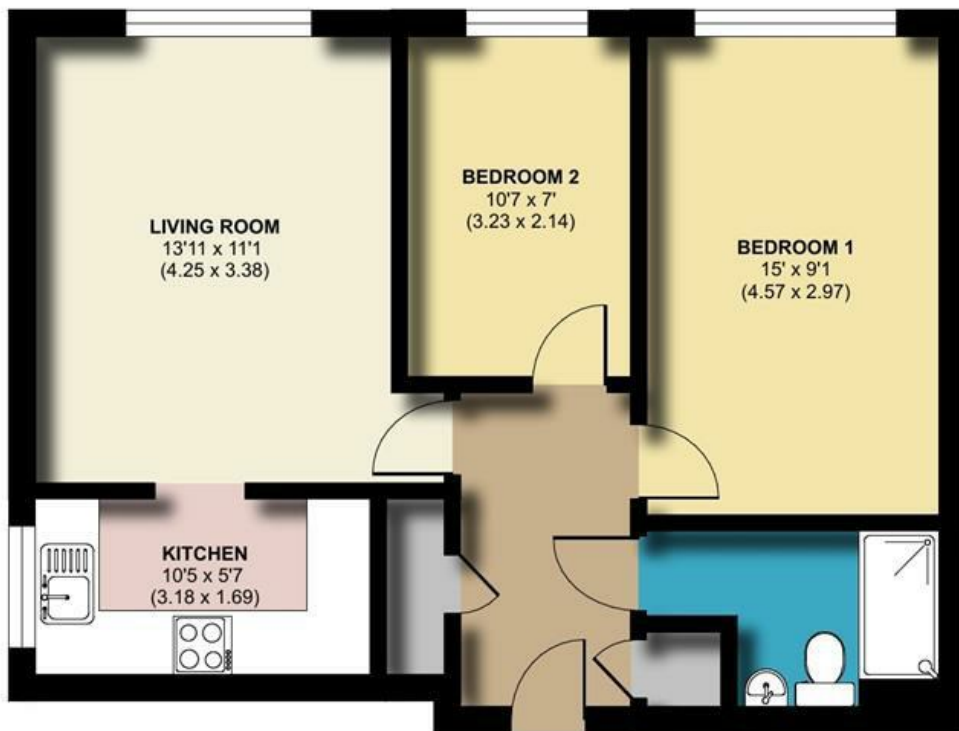




## Reading Road, Wokingham

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1211596

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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