



40, Acorn Drive  
Wokingham  
Berkshire, RG40 1EQ

**£160,000 Leasehold**



This spacious one bedroom first floor retirement apartment is located on the popular Acorn Drive development is offered with no onward chain. The accommodation comprises one double bedroom, white bathroom suite, kitchen and generous size living/dining room and double glazed windows.

Acorn Drive has well maintained communal gardens with mature planting, large areas of lawn and ample parking for both residents and visitors alike.

Acorn Drive development is suitable for the over 55's, the development has proved to be extremely popular over the years, owing to its close proximity to the town centre and pleasant setting. Siding on to Cantley Park and Glebelands Road, the development is in a quiet tucked away location, yet within easy reach of the shops, cafes, restaurants and facilities of the town centre.

- Offered with no onward chain
- Fitted kitchen
- Well maintained communal gardens
- Open plan living/dining room
- Bedroom with fitted wardrobes
- Close to Wokingham town centre





## MATERIAL INFORMATION

### Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

### Leasehold information

Term: New 99 year lease issued with every new purchase

(New owners receive a new lease to 99 years on purchase)

Annual service charge: 2024/25 c.£1,938.00

There is a resale fee of 1.2% plus Vat payable to the Home Group.

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

### Part B

Property construction – standard

### Services:

Water – Mains

Drainage – Mains

Electricity - Mains

Heating - Electric storage heaters

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 17 Mbps

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps

### Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site

<https://checker.ofcom.org.uk>

### Parking

There is communal parking not allocated

### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very low risk for surface water flooding. Flooding from rivers and seas is Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

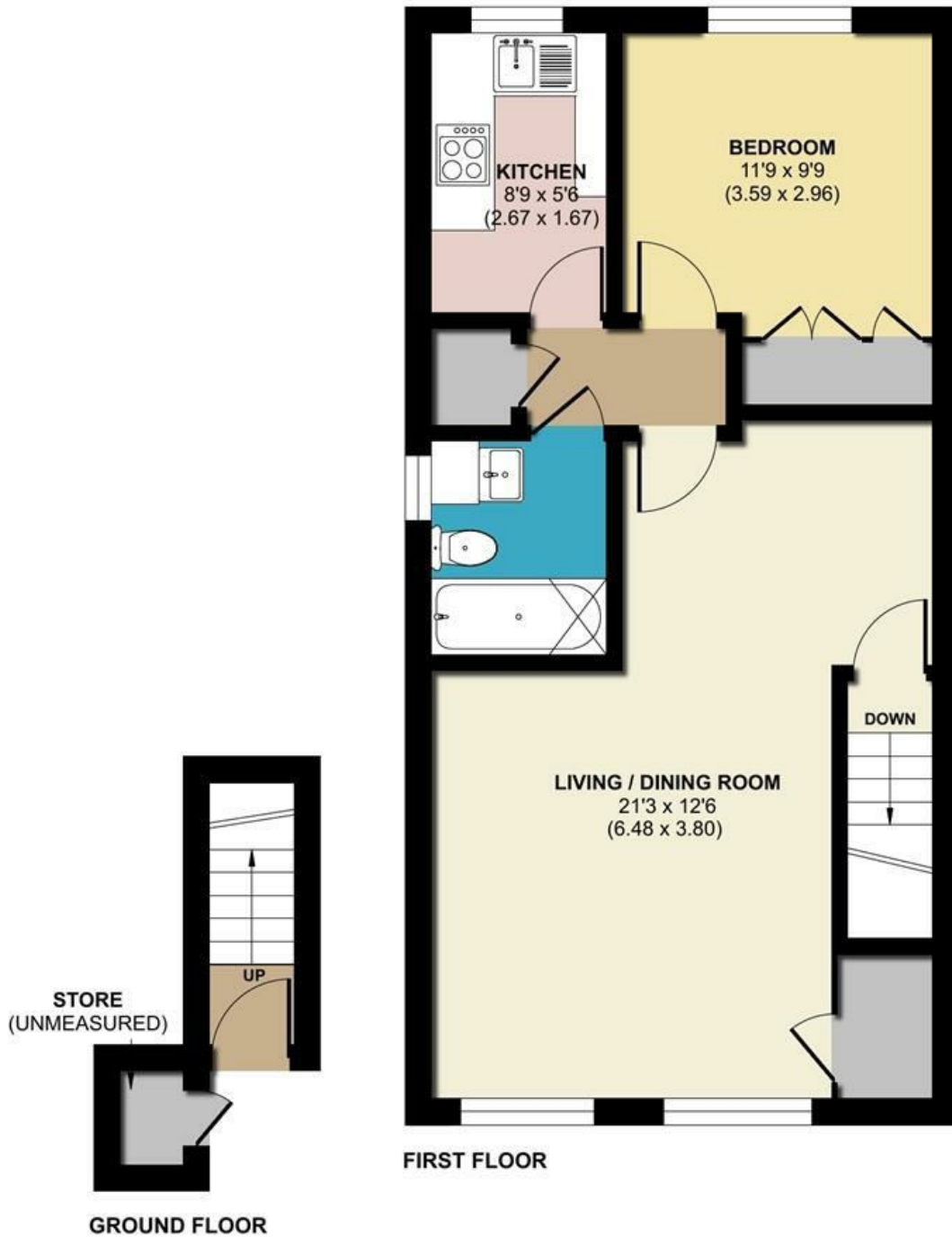
Retirement Property Accessibility - 1st Floor retirement apartment accessed via stairs



# Acorn Drive, Wokingham

Approximate Area = 546 sq ft / 50.7 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1191846

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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.

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.  
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303