MICHAEL HARDY
SALES & LETTING



55, Acorn Drive,
Wokingham,
Berkshire, RG40 1EQ

£220,000 Leasehold





This smartly presented, two-bedroom ground-floor retirement apartment is located in the popular Acorn Drive development. Designed for residents aged 55 and over, the property is within easy walking distance of Wokingham town centre. The accommodation features a refitted kitchen with ample appliance space and a spacious living/dining room with a door leading directly to a patio area. Completing the home is a modern shower room with a white suite. Offered with no onward chain.

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

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.

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

Leasehold information:
Term: 99 yrs (New owners receive a new lease to 99 years on purchase)
Annual Service charge: c.£2,597.68
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.







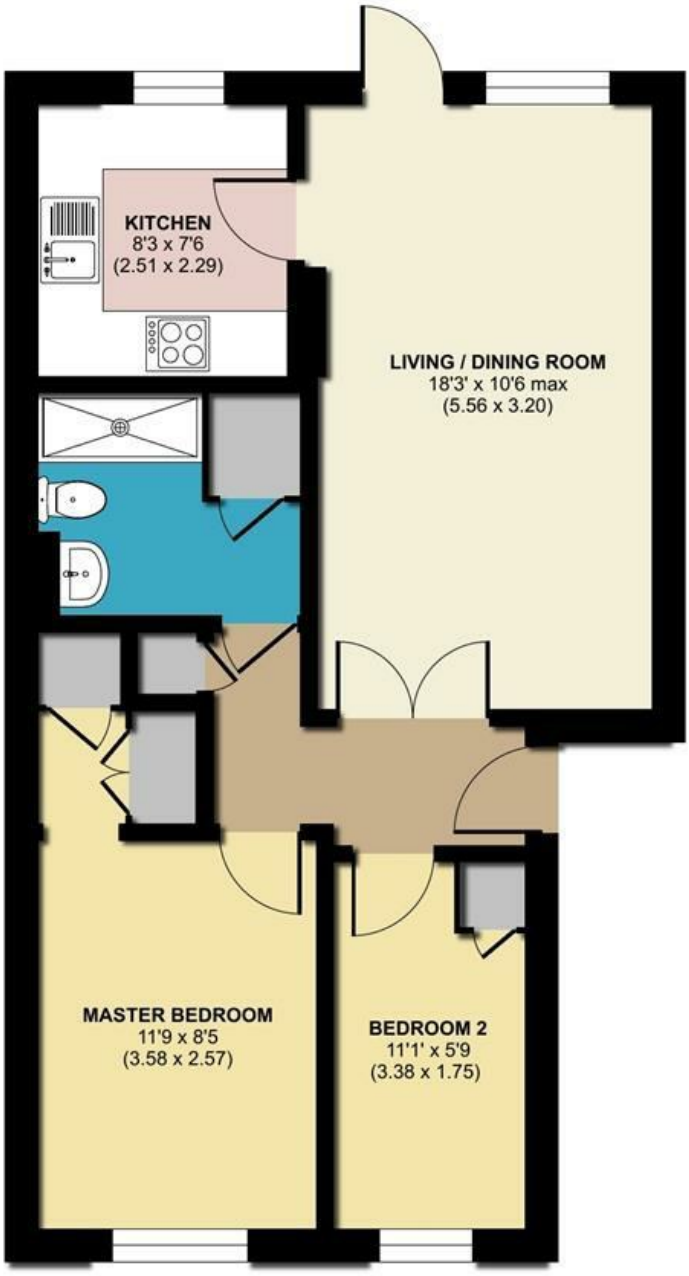


Floorplan

Acorn Drive, Wokingham

Approximate Area = 567 sq ft / 52.6 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 2026. Produced for Michael Hardy. REF: 1435974

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

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