



76, Acorn Drive  
Wokingham  
Berkshire, RG40 1EQ

**£160,000 Leasehold**





Located within the popular Acorn Drive development, this ground floor one-bedroom retirement maisonette offers comfortable, low-maintenance living in a peaceful community setting. Designed specifically for residents aged 55 and over, the property features well-proportioned rooms, a bright and spacious living/dining area, and easy access to communal gardens and amenities.

- Ground floor maisonette for retirement living
- Double bedroom
- Private entrance
- Spacious living/dining room
- Fitted kitchen
- Communal parking and shared gardens

The property benefits from communal residents' parking and well-maintained shared gardens, creating a pleasant environment for outdoor relaxation. The maisonette also has its own private entrance, enhancing the sense of independence and ease of access.

Acorn Drive is ideally located close to Wokingham town centre, offering easy access to a wide range of shops, cafes, and local amenities. The area is well-served by public transport and provides a strong sense of community, making it a highly regarded choice for retirement living.

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

Leasehold information  
Term: 99 yrs from 9th August 2013  
Years remaining: 87yrs  
Annual Service charge: c.£2,151 2025/26  
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.



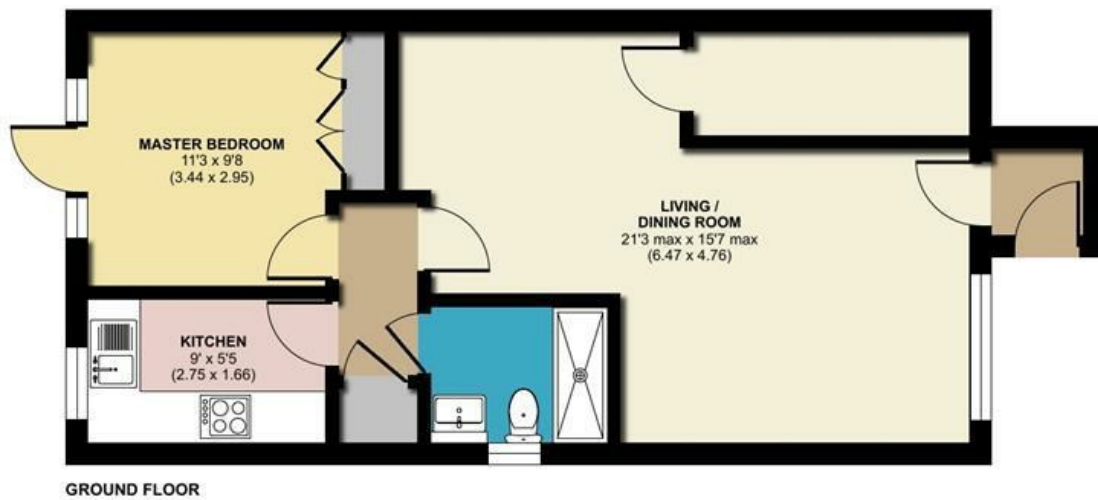




## Acorn Drive, Wokingham

Approximate Area = 537 sq ft / 49.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1310549

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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.

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