



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

Guide Price £200,000 Leasehold



This beautifully presented two bedroom first floor retirement apartment for the over 55's is offered for sale with no onward chain. Recently refurbished throughout, the property features night storage heating throughout a brand new contemporary kitchen with integrated appliances, a stylish new bathroom, neutral decoration and new flooring, creating a bright and modern home ready to move into. The accommodation comprises one double bedroom, one single bedroom, and a spacious lounge/dining room. The development is ideally located for easy access to Wokingham town centre and is set within well maintained communal gardens with residents' parking.

- No onward chain
- Brand new kitchen with integrated appliances
- New flooring and neutral decorated throughout
- Recently refurbished throughout
- Stylish new bathroom with modern white suite
- Retirement development close to town centre

Acorn Drive enjoys attractive, well-maintained communal gardens and residents' parking areas.

Acorn Drive is an established retirement development exclusively for the over 55s and has remained highly sought after due to its peaceful setting and convenient location just a short distance from Wokingham town centre. Surrounded by attractive communal gardens, the development offers a welcoming community atmosphere, with a communal lounge and function room hosting regular social events, afternoon teas, and lunches.

Please note: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

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.£2,581.41
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.

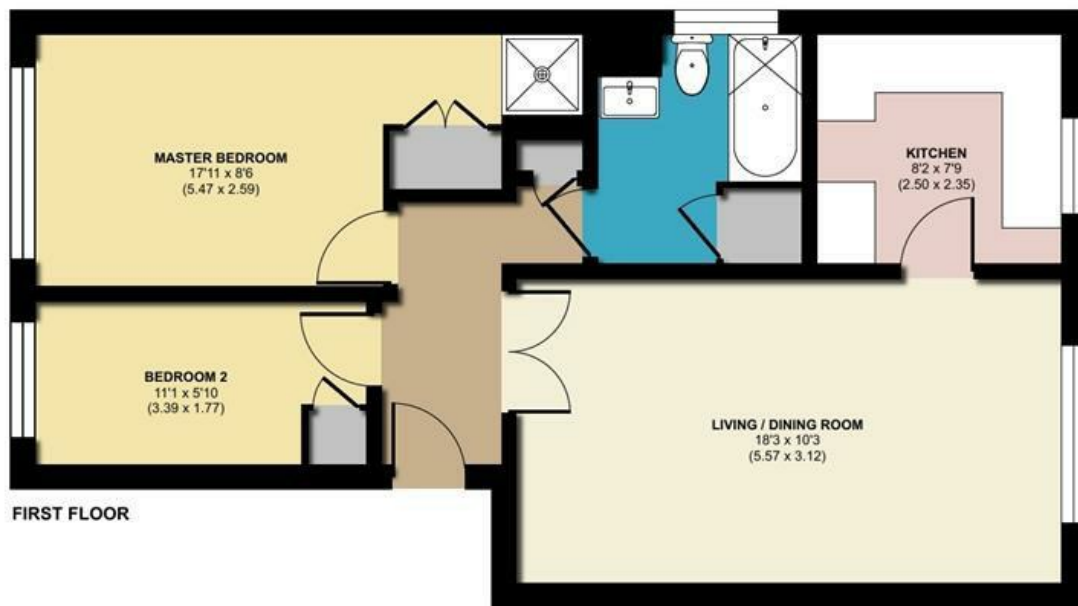




Acorn Drive, Wokingham

Approximate Area = 570 sq ft / 52.9 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: 1327385

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

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