



Flat 26, Oakingham Place, 54 - 58, Reading Road  
Wokingham  
Berkshire, RG41 1EH

**£395,000 Leasehold**





This stunning one bedroom second floor retirement apartment set in a purpose-built retirement complex exclusively for the over the 60's, within easy walking distance of Wokingham town centre. The well-presented and versatile accommodation comprises living room with French doors onto a balcony, master bedroom has a walk in wardrobe, smartly fitted kitchen and bathroom all finished to high specifications. There also a large cupboard used as a utility area and storage.

- No onward chain
- One bedroom
- 571 Sq Ft / 53 Sq m
- Living room with French doors
- Bathroom with white suite
- Visitor parking only with opportunity to purchase a parking space

This beautiful retirement living development is situated just minutes from the centre of this historic market town. As well as a stylish communal lounge in which homeowners can socialise over a cup of coffee or glass of wine, this development benefits from a beautifully landscaped garden at the rear, providing a secluded green space and terrace for all residents to enjoy. The apartment also has the latest safety and security features built in too, with a 24-hour emergency call system, fire detection and door camera entry.

This retirement living development offers luxurious and low maintenance private apartments, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge and attractive gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay. There is visitor parking only with potential opportunity to purchase a parking space.

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

Leasehold information  
Term: 999 yrs from 1st July 2023  
Years remaining: 998  
Annual Service charge: £3,517.68  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Reading Road, Wokingham

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



**SECOND FLOOR**

 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: 1234832

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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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