



10 Academy House, Woolf Drive
Wokingham
Berkshire, RG40 1EZ

£495,000 Leasehold



This smartly presented two bedroom ground floor apartment, for those aged 55 and over, is ideally located within easy walking distance of Wokingham town centre in a purpose built development, with well maintained private and communal gardens, patio with seating area's. The accommodation comprises spacious living room/dining room, fitted kitchen, bedroom one with fitted wardrobes and ensuite shower room, a second double bedroom, and a family bathroom.

- Offered with no onward chain
- Living dining room with french doors
- Master bedroom with en suite
- Over 850 Sq Ft of space
- Fitted kitchen with appliances
- Close to town centre

The apartment has a private garden, and further benefiting from a large communal patio with a seating area, as well as an allocated and guest parking spaces

Academy House is a desirable purpose built complex within close proximity to Wokingham town centre, the development is interspersed with private and communal gardens and is situated in a quiet area to the north west of Wokingham town centre and of a number of parks, a nature reserve and parkland. There is a communal lounge/function room which hosts regular social events, salon and a concierge service.

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

Leasehold information
Term: 125 yrs from 1st January 2008
Years remaining: 108
Annual Service charge: c.£4,005.94
Annual Ground rent: c.£553.60
Ground rent review period: Every 3 years, in line with RPI, next review 31/03/2026
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Academy House, Woolf Drive, Wokingham

Approximate Area = 852 sq ft / 79.1 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: 1342920

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
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