



**17 Imperial Court, Reading Road
Wokingham
Berkshire, RG41 1AB**

£260,000 Leasehold



This well presented one bedroom first floor apartment is set within a short walk of Wokingham town centre. The accommodation comprises entrance hall, kitchen with open plan living room, bedroom with built-in wardrobes and a shower room. There is communal living room with separate kitchenette and a lift serving all floors.

Surrounding the building are well-maintained south facing communal gardens and pathways, with an outside terrace that has plenty of seating. There is communal parking at the front of the building as well as visitor spaces.

Imperial Court is a gated retirement development catering for residents of 55 and over, constructed in 2007 by renowned local developer Millgate Homes. The area is well served by local supermarkets. The A329(M)/M4 can be reached either through Winnersh or from the East of the town with mainline station (Waterloo) and the New Elizabeth Line. To the North is Dinton Pastures Country Park, a superb 335 acres of countryside interspersed with pathways.

- No onward chain
- Communal parking
- Double glazed throughout
- 482 sq ft / 44.7 sq m
- One bathroom





MATERIAL INFORMATION

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

Leasehold information
 Term: 125 yrs from 25th December 2007 - Years remaining: 108
 Annual Service charge: £2,347.08
 Annual Ground rent: £250.00
 Ground rent review period: Every 25 years, in line with RPI, next review 25th December 2032
 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Part B
 Property construction – Standard form

Services:
 Gas - Mains
 Water – Mains
 Drainage – Mains
 Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):
 Standard - ADSL/copper wire - Highest available download speed: 17 Mbps – Highest available upload speed: 1 Mbps
 Ultrafast - (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 220 Mbps

Mobile Phone Coverage
 For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Parking
 There is communal parking available at the property

Probate - Granted on the 20th August 2024

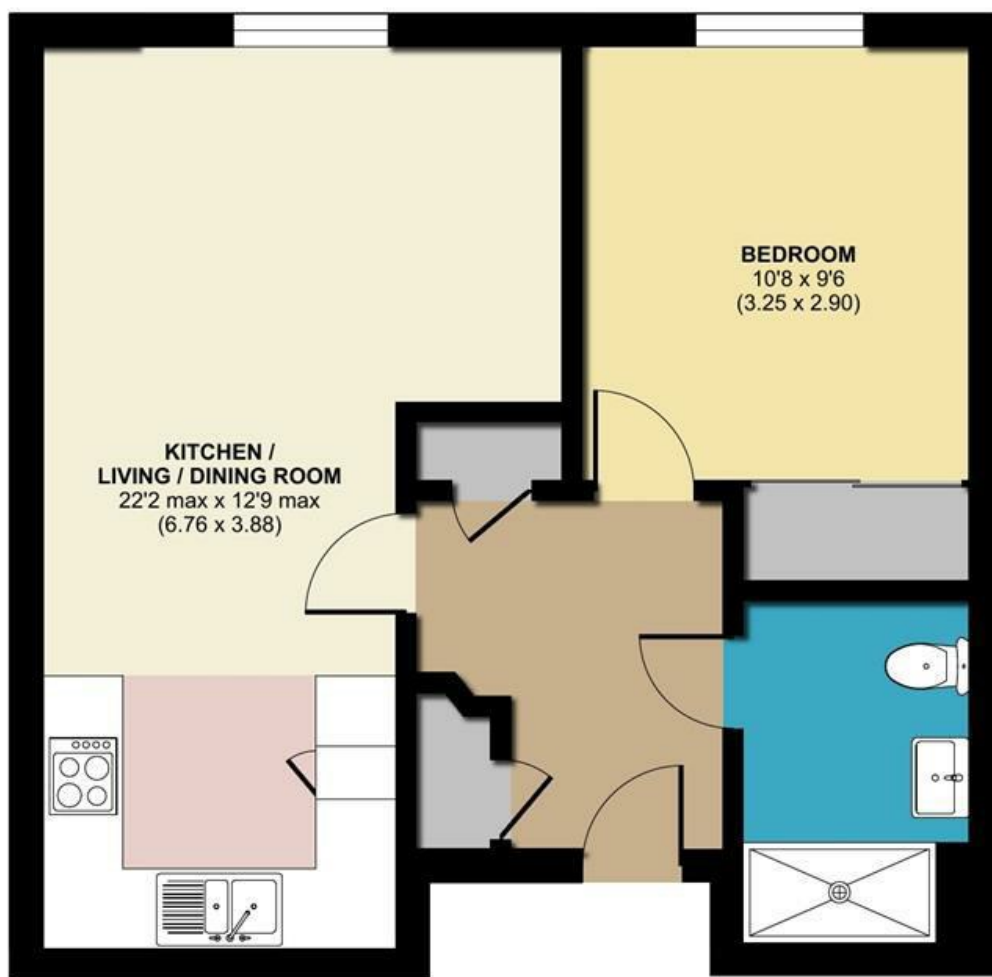
Part C
 Flooding
 Flooded in last 5 years - No - We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Imperial Court, Wokingham

Approximate Area = 482 sq ft / 44.7 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1184936

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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