



**Flat 18, The Cloister, Woolf Drive  
Wokingham  
Berkshire, RG40 1AW**

**£180,000 Leasehold**



This well-presented two bedroom first floor apartment is exclusively available for the over 55s and is ideally positioned within walking distance of Wokingham town centre. The property offers a spacious and well-designed layout, including a generous living/dining room with direct access to a private balcony, providing a pleasant space to relax. The separate kitchen is practical and well-proportioned, while the two bedrooms include a large principal bedroom and a second bedroom which could also be used as a dining room or study if preferred. The property benefits from a Jack and Jill style bathroom, accessible from both the hallway and the principal bedroom, adding to the convenience and functionality of the layout.

- Two bedroom first floor apartment (over 55s)
- Jack and Jill bathroom
- Well-maintained communal grounds
- Spacious living/dining room with private balcony
- Separate kitchen
- Walking distance to Wokingham town centre

The development is set within well-maintained communal grounds, offering a peaceful and attractive environment. Residents benefit from communal parking and a secure, friendly setting designed for comfortable later living.

The Cloister is conveniently located within easy walking distance of Wokingham town centre, which offers a wide range of shops, cafés and amenities. Excellent transport links are nearby, including Wokingham railway station, while the development itself provides a quiet and secure setting ideal for those seeking a relaxed lifestyle.

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

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.£4,585.68 this includes ground rent and communal hot and cold water. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## The Cloister, Woolf Drive, Wokingham

Approximate Area = 720 sq ft / 66.8 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 2026. Produced for Michael Hardy. REF: 1434655

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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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