



**Flat 22, Oakingham Place, Reading Road
Wokingham
Berkshire, RG41 1EH**

£400,000 Leasehold



This stunning two bedroom first floor McCarthy and Stone built retirement apartment is located in a convenient location close to Wokingham town centre and train station. The accommodation comprises spacious living/dining room with adjoining fitted kitchen and two double bedrooms including a master bedroom with en suite. There are utility and clothes cupboards and an additional shower room. Outside there is one allocated parking space and well maintained communal grounds that's wrap around the building. The block benefits from a manager based in reception, smart communal areas, and a lift to all floors.

- Offered with no onward chain
- Spacious living/dining room
- One allocated parking space
- 780 Sq Ft of accommodation
- Lift to all floors
- Town centre location

As well as a stylish communal lounge in which homeowners can socialise in over a cup of tea 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. Pets are welcome.

Oakingham Place is prestigious purpose built block of apartments suitable for residents of 60 years and older, situated a short walk from Wokingham town centre, railway station and Elms Road redevelopment scheme which includes new shopping facilities and an impressive leisure complex.

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

Leasehold information
 Term: 999 yrs from 1st July 2023
 Years remaining: 997
 Annual Service charge: c.£5,276.40
 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

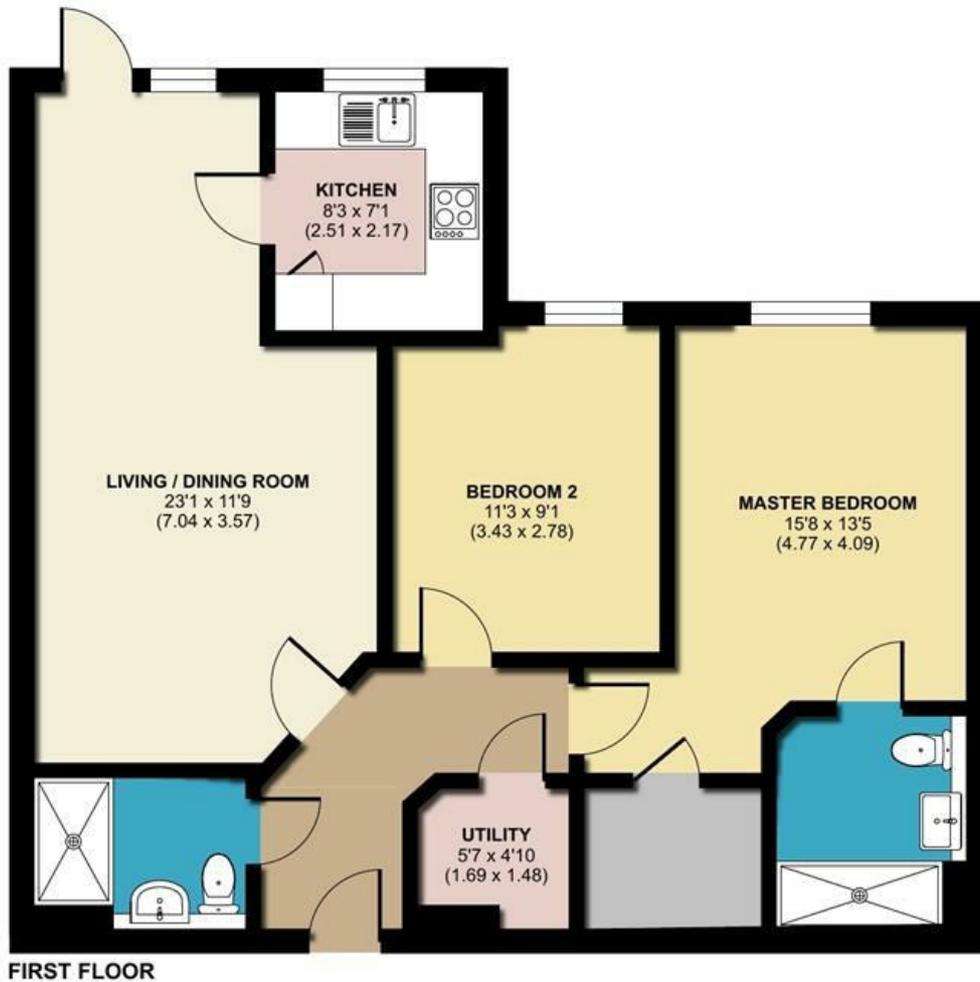




Reading Road, Wokingham

Approximate Area = 783 sq ft / 72.7 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: 1235107

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