



Flat 19, Oakingham Place, 54 - 58, Reading Road  
Wokingham  
Berkshire, RG41 1EH

**£525,000 Leasehold**





This well presented two bedroom first floor retirement apartment for the over 60's, built by McCarthy & Stone, is located at the rear of the building, offering a convenient and peaceful position within easy walking distance to Wokingham town centre and the train station. The accommodation features a spacious living/dining room with an adjoining fitted kitchen and two double bedrooms, including a master bedroom with en-suite facilities. The apartment also includes utility and clothes cupboards, as well as an additional shower room. 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
- 859 Sq ft of accommodation
- Master bedroom with en-suite facilities
- Lift to all floors

The luxurious, low-maintenance private apartments are designed specifically for those over 60's, offering a wonderful blend of comfort, convenience, and style. With its beautifully landscaped garden and secluded terrace, it's the perfect place for residents to unwind and enjoy the outdoors. The stylish communal lounge invites social interaction over a cup of tea. Safety and security are top priorities, with modern features such as a 24-hour emergency call system, fire detection, and door camera entry, ensuring peace of mind for all residents. In addition there is an on-site friendly manager who ensures everything runs smoothly. For visiting guests, there's a guest suite, offering a convenient and comfortable option for those coming to stay. And, of course, pets are welcome, making it feel like a true home.

Oakingham Place is ideally located just a short walk from Wokingham town centre, the railway station and the 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  
Years remaining: 998  
Annual Service charge: £5276.40  
Annual Ground rent: Peppercorn  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Oakingham Place, Reading Road, Wokingham

Approximate Area = 859 sq ft / 79.8 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 2025. Produced for Michael Hardy. REF: 1254894

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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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