MICHAEL HARDY
SALES & LETTING



11, Acorn Drive,
Wokingham,
Berkshire, RG40 1EQ

£175,000 Leasehold





This well presented, first floor apartment is set within a purpose built development exclusively for residents aged 55 and over. Tucked away in a quiet location, it sits within easy walking distance of Wokingham town centre. The accommodation features a spacious open plan living/dining room, a re fitted galley kitchen, a modern shower room with a white suite, and a double bedroom complete with fitted wardrobes. The property is also conveniently close to the residents' communal reception area.

- Spacious living/dining room
- Quiet cul-de-sac location
- Well maintained communal gardens
- Bedroom with fitted wardrobes
- Double glazed windows throughout
- Smartly fitted kitchen and shower room

Acorn Drive features beautifully maintained communal gardens with mature planting, expansive lawns, and ample parking for both residents and visitors.

The Acorn Drive development is highly sought-after by over-55s, having proved extremely popular over the years due to its pleasant setting and close proximity to the town centre. Siding onto Cantley Park and Glebelands Road, the development offers a quiet, tucked-away feel, yet remains within easy reach of the shops, cafes, restaurants, and excellent amenities of the town centre.

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

Leasehold information:
Term: 99 yrs (New owners receive a new lease to 99 years on purchase)
Annual Service charge: c.£2164.56
There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





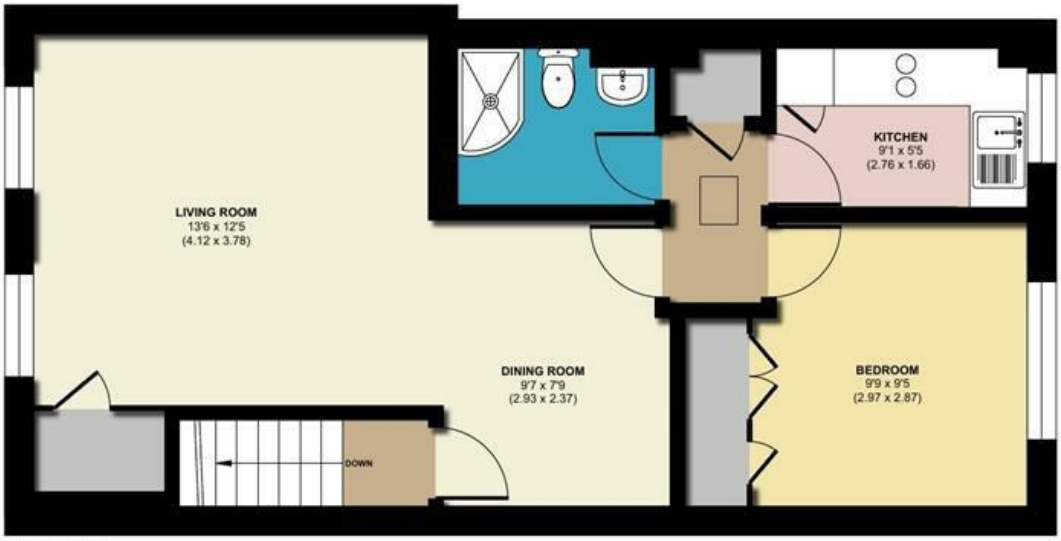

SHARP
BLENHEIM PALACE
SIEMENS



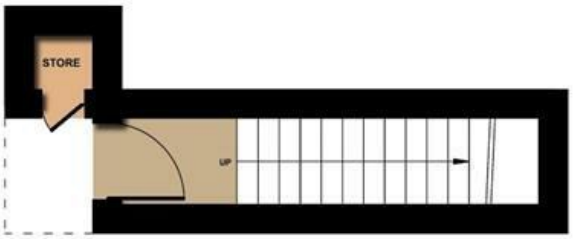
Floorplan

Acorn Drive, Wokingham, RG40

Approximate Area = 582 sq ft / 54 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 586 sq ft / 54.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1525797

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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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