



95, Acorn Drive  
Wokingham  
Berkshire, RG40 1EQ

**Guide Price £165,000 Freehold**





This two bedroom first floor retirement flat is offered for sale with no onward chain and requires modernisation throughout. The property offers one double bedroom and one single bedroom, lounge/dining room. The development is located ideally for access to Wokingham Town Centre and set in well maintained communal grounds and parking.

- No onward chain
- Two bedrooms
- Stair lift in block
- Lounge/dining room
- Night storage heating throughout
- Retirement development close to town centre

Acorn Drive enjoys communal gardens and residents parking areas.

The Acorn Drive development is only suitable for over 55's and has proved to be extremely popular over the years due to its close proximity to Wokingham town centre, and the fact that the development is interspersed with gardens situated in a quiet area to the North West of Wokingham town centre. There is a communal lounge/function room which hosts regular social events, afternoon teas and lunches.

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.£2,581.41

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.



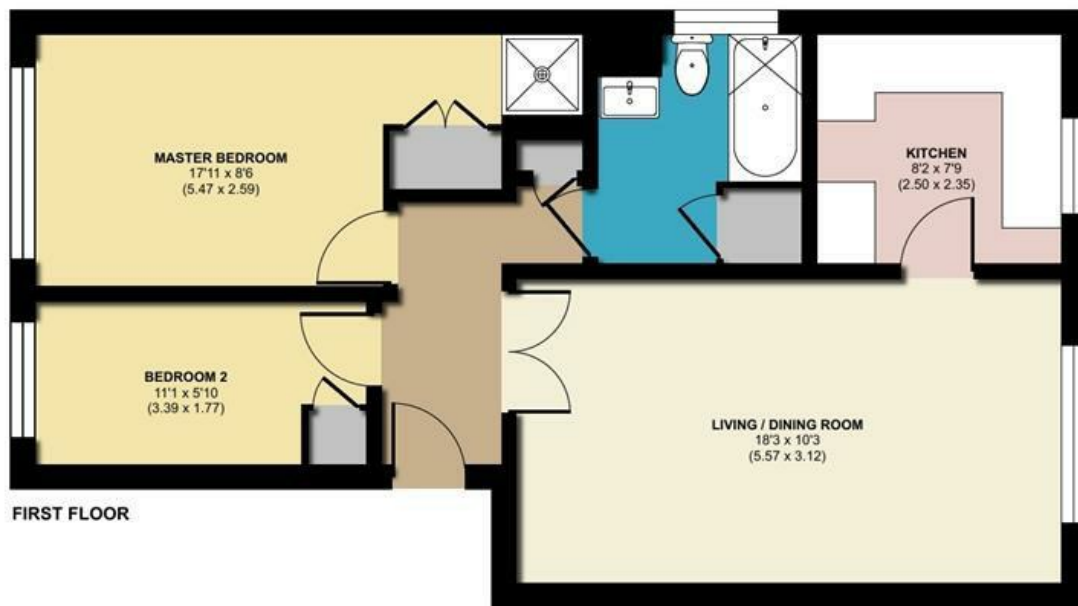




## Acorn Drive, Wokingham

Approximate Area = 570 sq ft / 52.9 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: 1327385

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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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