



14 ACADEMY HOUSE, WOOLF DRIVE, WOKINGHAM, BERKSHIRE, RG40 1EZ
£475,000 LEASEHOLD

OCCUPYING THE FAVOURED GROUND FLOOR OF THIS PRESTIGIOUS RETIREMENT COMPLEX IS THIS TWO-BEDROOM APARTMENT ONLY AVAILABLE TO THOSE AGED OVER 55.

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DESCRIPTION:

Situated within walking distance (0.3 miles) of Wokingham town centre and all its amenities the apartment comes with luxury fitted kitchen with a compliment of appliances, two double bedrooms, both with built in wardrobes and an en suite to the master bedroom. There is a further luxury guest bathroom and living room with access to a private patio. There is also a concierge service, a residents lounge for social events such as bridge club, movie nights etc. There is also an on-site beauty salon which can be booked for visiting beauticians, hairdressers and aromatherapists. The communal areas are all immaculately maintained with stairs and lifts to all floors, residence and visitor parking.

AT A GLANCE

- Luxury ground floor apartment for over 55's
- Two double bedrooms & two bathrooms
- Fitted kitchen with built-in appliances
- Private patio
- Concierge service & clubhouse
- On-site beauty/hair salon
- Allocated & visitors parking
- Ultrafast broadband 5500Mbps
- Mobile coverage EE, Vodafone, Three & O2
- No onward chain

Tenure: Leasehold

Term: 106 year and 5 months

Service Charge: £4000 per annum

Ground Rent: £ 553 Annually (subject to increase)

Council Tax Band: D

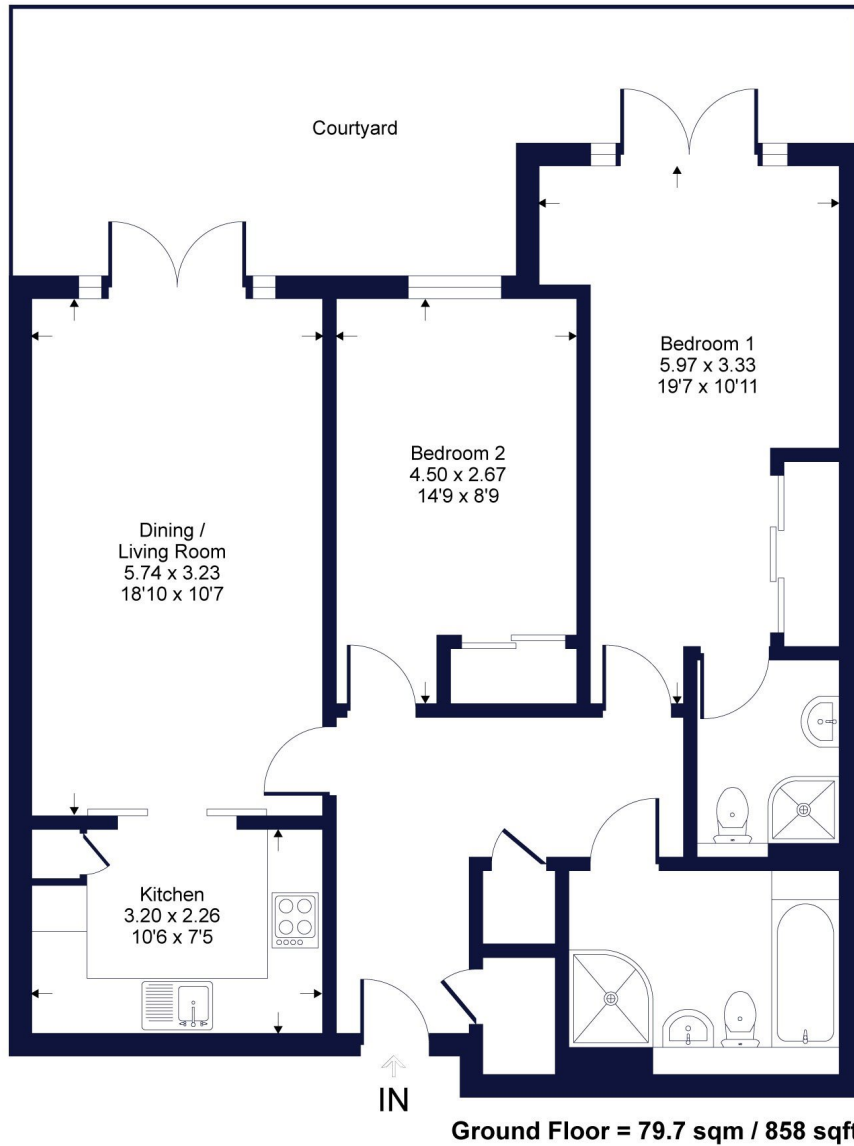
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Academy House

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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