



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

**SITUATED WITHIN WALKING DISTANCE OF WOKINGHAM TOWN
CENTRE AND ALL ITS AMENITIES IS THIS PRESTIGIOUS APARTMENT
COMPLEX, ACADEMY HOUSE, DESIGNED FOR INDEPENDENT LIVING FOR
THE OVER 55'S.**

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DESCRIPTION:

Tucked away in a quiet corner of Academy House, this property boasts a spacious living room with a large balcony ideal for entertaining guests. The kitchen is a great size, with ample cupboard and counter space, integrated appliances, dining space and unlike most apartments of this style, a window allowing in plenty of light and fresh air.

The master bedroom features fitted wardrobes and an ensuite shower room, while the second bedroom also boasts ample fitted wardrobe space, serviced by the four piece family bathroom.

Academy house benefits from a concierge service, a resident's 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.

Surrounding the property are well manicured gardens with communal patio and seating areas. There is one allocated residents parking space and further visitor parking

AT A GLANCE

- Over 55's
- First Floor Apartment with lift
- Two Bedrooms & Two Bathrooms
- Balcony
- Large Living Room
- Kitchen Breakfast
- Council tax band E Wokingham
- Ultrafast broadband 1000Mbps
- Parking space
- Concierge

Tenure: Leasehold

Term: 106 years

Service Charge: £3882 per annum

Ground Rent: £552 Annually (subject to increase)

Council Tax Band: E

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.



30 Academy House, Woolf Drive, Wokingham, RG40

Total internal area: approx. 95 sq. metres (1023 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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