





34 ACADEMY HOUSE, WOOLF DRIVE, WOKINGHAM, BERKSHIRE, RG40 1EZ

£430,000 LEASEHOLD

SITUATED CLOSE TO WOKINGHAM TOWN CENTRE AND ALL ITS AMENITIES, THIS MODERN LUXURY FIRST FLOOR APARTMENT FOR THE OVER 55'S HAS BEEN FINISHED TO A HIGH SPECIFICATION, BEING BUILT BY BANNER HOMES IN 2012.

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DESCRIPTION:

Situated close to Wokingham town centre and all its amenities, this modern luxury first floor apartment for the over 55's has been finished to a high specification, being built by Banner Homes in 2012.

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 rear aspect living room with balcony. There is 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.

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
- Lounge & Bedroom with balcony
- Two double bedrooms
- Fitted kitchen with built-in appliances
- On-site beauty/hair salon
- Concierge serviceLift to all floors
- Service Charge: £4,444.04 Per Annum
- Ground Rent: £553.60 Per Annum
- Lease Expiry Date: 1st Jan 2133

Tenure: Leasehold

Council Tax Band: D Wokingham

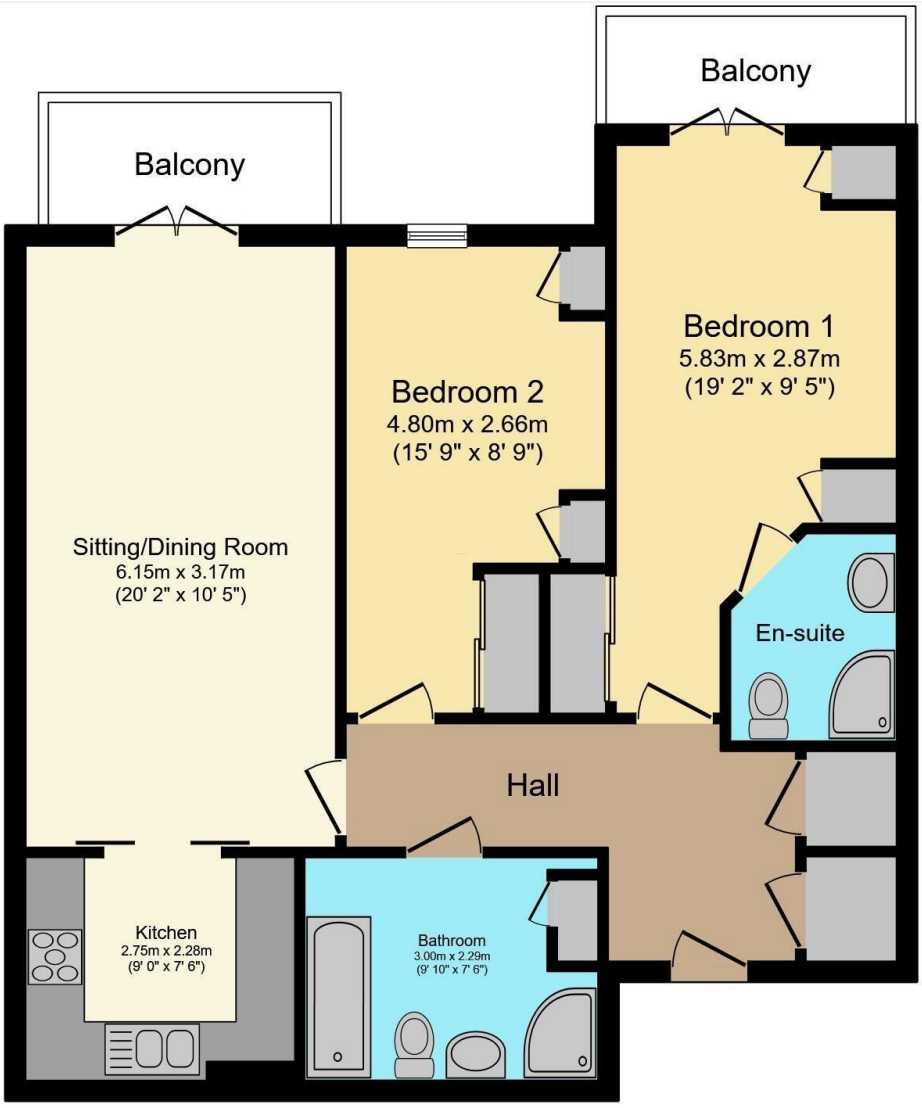








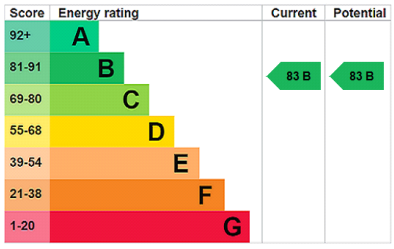




Total floor area 75.2 sq.m. (809 sq.ft.) approx

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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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