



**FLAT 22, OAKINGHAM PLACE 54-58, READING ROAD, WOKINGHAM, BERKSHIRE,
RG41 1EH
£400,000 LEASEHOLD**

**A BEAUTIFUL RETIREMENT DEVELOPMENT FOR THE OVER 60'S ONE OF 34 ONE
AND TWO BEDROOM APARTMENTS, SITUATED JUST MINUTES FROM THE
CENTRE OF THIS HISTORIC MARKET TOWN.**

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DESCRIPTION:

As well as a stylish communal lounge in which homeowners can socialise over a cup of coffee or glass of wine, this development benefits from a beautifully landscaped garden at the rear, providing a secluded green space and terrace for all residents to enjoy.

The apartment is well appointed, with kitchen featuring a range of stylish integrated appliances and there is a walk-in wardrobe to the master bedroom.

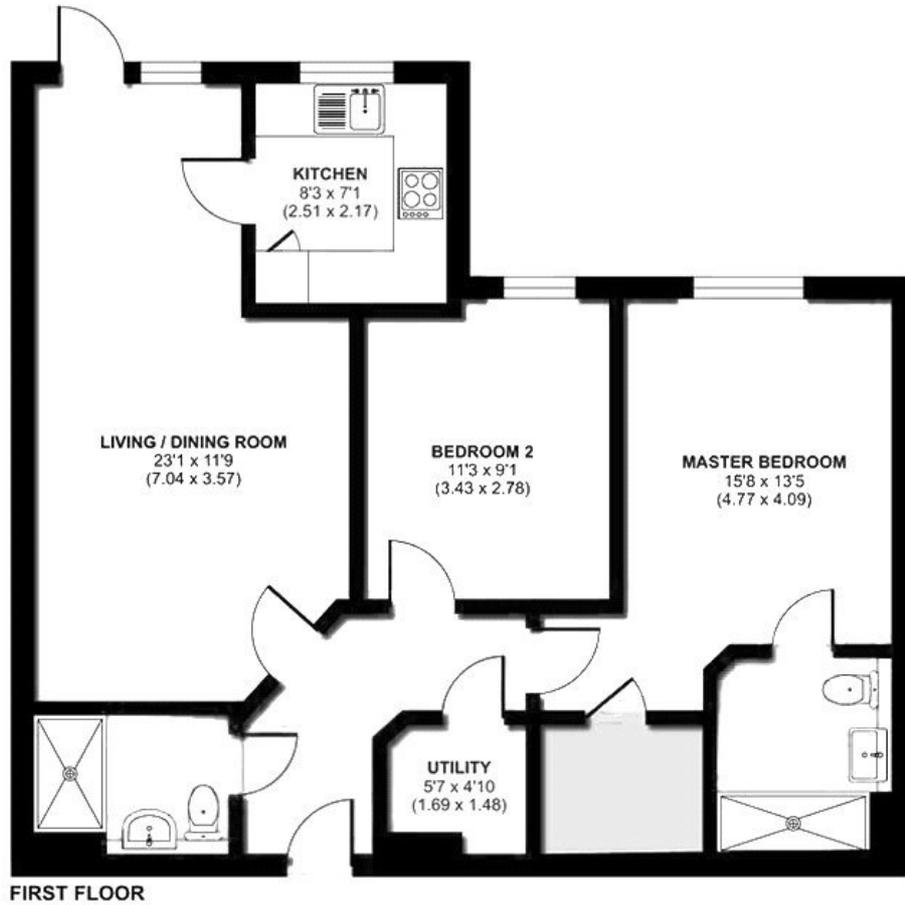
The apartment also has the latest safety and security features built in too, with a 24-hour emergency call system, fire detection and door camera entry. The block benefits from a manager based in reception, smart communal areas, and a lift to all floors.

Being just a mile from Wokingham town centre, you will have a wealth of local amenities on your doorstep, from shops and eateries to large supermarkets and hairdressers. And getting around won't be a problem, whatever your preferred mode of transport. As well as on-site parking, there are four bus stops within a mile of the development and Wokingham train station nearby, you will easily be able to visit the surrounding areas or even take a day trip into London.

AT A GLANCE

- Over 60's retirement apartment
- First floor apartment with lift access
- Two double bedrooms
- On site manager
- Council tax band D Wokingham
- 999 year lease from July 2023
- Service charge £5,276.40
- Superfast broadband 47Mbps available
- Mobile coverage EE, Vodafone, Three & O2
- Satellite/Fibre TV available BT, Sky & Virgin





Reading Road, Wokingham

Approximate Area = 783 sq ft / 72.7 sq m

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.

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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