



**FLAT 14, WILLOW COURT, 11 READING ROAD, WOKINGHAM, BERKSHIRE, RG41 1EG
£160,000 LEASEHOLD**

LOCATED IN THE POPULAR WILLOW COURT DEVELOPMENT, EXCLUSIVELY FOR THE OVER 55'S, IS THIS WELL-PRESENTED FIRST-FLOOR DUPLEX APARTMENT ENJOYING LOVELY VIEWS OVER THE COMMUNAL GARDENS TO THE REAR AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

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DESCRIPTION:

Located in the popular Willow Court development, exclusively for the over 55's, is this well-presented first-floor duplex apartment enjoying lovely views over the communal gardens to the rear and offered for sale with no onward chain.

The accommodation comprises a spacious living room, modern fitted kitchen, double bedroom and a contemporary bathroom suite on the main floor. Upstairs, there is a large and versatile second room, ideal for use as a guest bedroom, hobby room or creative space. This room also benefits from access to a shared balcony overlooking the attractive gardens.

Willow Court is conveniently situated within Wokingham town centre and opposite Wokingham train station. The development offers well-maintained communal grounds, a residents' lounge, lift access, communal laundry facilities and ample parking to the front.

Please note: On surrender of the lease there will be a charge of 2.5% of the sale price plus 0.5% of the sale price for every year that you have owned the property.

AT A GLANCE

- No onward chain
- Retirement duplex for the over 55s
- 2nd bedroom/hobby space
- Immaculately presented
- Spacious living room with garden views
- Modern shower room
- Ultrafast Broadband up to 1000Mbps

Tenure: Leasehold

Term: 97 year and 8 months

Service Charge: £3339 per annum

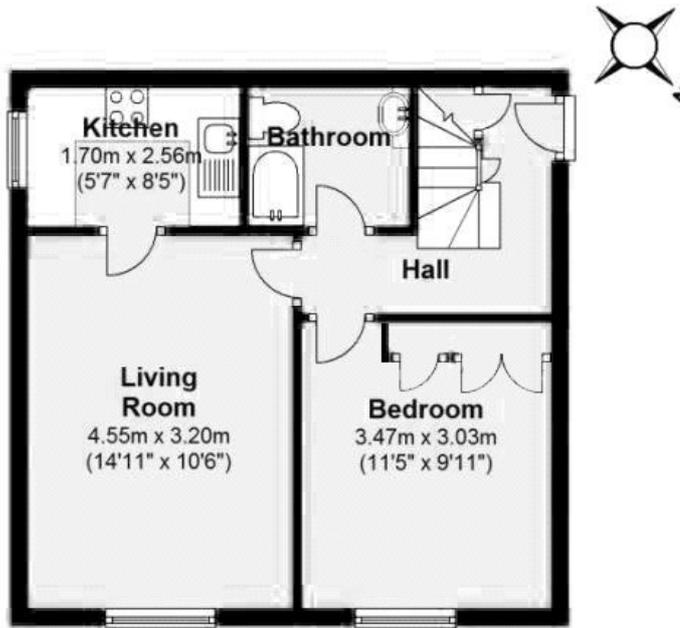
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

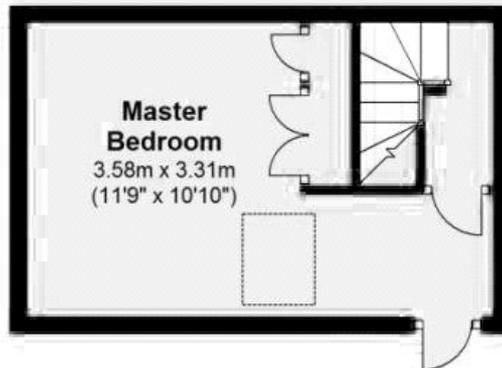
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



First Floor



Second Floor



Total area: approx. 57.5 sq. metres (619.2 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using The Mobile Agent.

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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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