



Asking Price £115,000 Leasehold

1 Bedroom, Apartment - Retirement

Flat 27, Willow Court 11 Reading Road, Wokingham, Berkshire, RG41 1EG

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Willow Court

Willow Court is a wonderful development of 27 one and two bedroom apartments for the over 55's, situated within stunning grounds in the popular location of Wokingham. Well located at the beginning of Reading Road, Willow Court is within close proximity to the town centre, train station, bus services and shopping facilities.

Wokingham is a market town in Berkshire which is approximately 8 miles from Reading and 5 miles from Bracknell. The Train station is approximately 0.2 miles walk from Willow Court and Wokingham Hospital is approximately 0.5 miles.

The Local Housing Manager is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events in the communal Lounge from coffee mornings to cheese and wine evenings.

Willow Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year by the Careline team. A Careline alarm and secure entry system provide unrivalled peace of mind.

Willow Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

The development offers a lift to all floors and a communal laundry room.

Willow Court requires the first occupier to be over the age of 55 and a second occupier can be over the age of 50.



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Property Overview

Welcome to Willow Court in Wokingham! This charming one bedroom second floor retirement apartment offers a cosy retreat in a prime location. This property is perfect for those seeking a peaceful yet convenient lifestyle.

The property offers a modern kitchen and bathroom together with well-maintained gardens which include a delightful duck pond.

Situated in close proximity to the town centre and train station, residents can enjoy easy access to amenities and transportation links. Whether you're looking to explore the local shops or hop on a train for a day trip, this properties location makes it a desirable choice for those looking to enjoy their retirement to the fullest.

Contact us today to book your viewing at Willow Court!

****In accordance with the Estate Agents Act 1979 an interest in this property is declared****



Features

- Ideally situated close to town centre for shops and amenities
- Stunning grounds which feature a delightful duck pond
- 24 hour careline system for safety and security
- Owners private car park
- Owners Laundry Room
- A Guest Room is available for your friends and family to stay in
- A new 99 year lease is assigned upon completion



Key Information

Service Charge (Year Ending 31st March 2026):
£2,579.81 per annum.

Ground Rent: Not collected

Council Tax: Band C

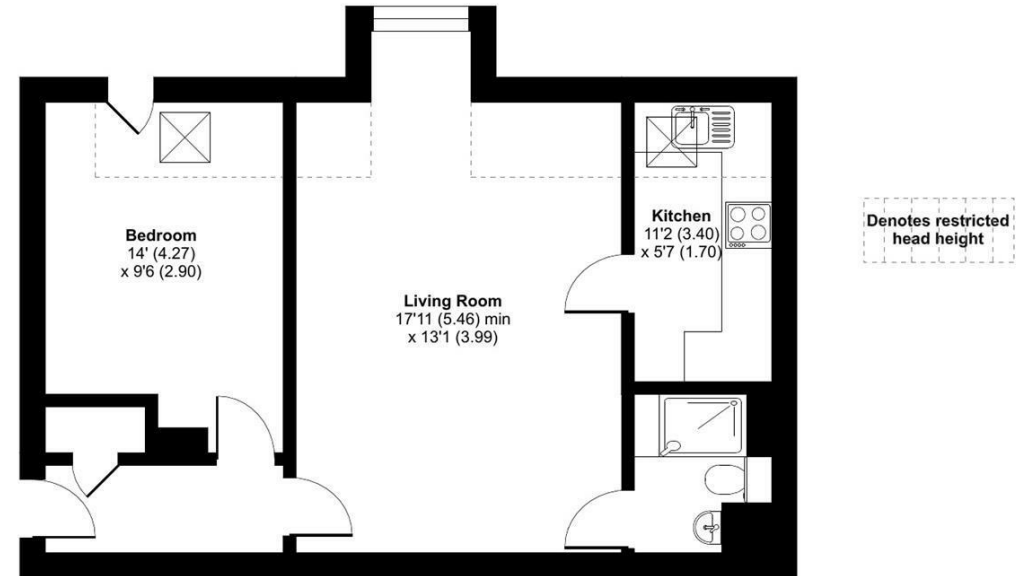
A new 99 year lease is assigned upon completion.

2.5% of the sale price, plus an additional 0.5% of the sale price for each year of occupation, is payable by way of a transfer fee by the seller.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, Local Housing Manager.

Approximate Area = 464 sq ft / 43.1 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Total = 533 sq ft / 49.5 sq m
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1159521

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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