Asking Price £130,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Sales & Lettings
Retirement Property Specialists

Willow Court

Willow Court is a wonderful development of 26 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 0.5miles.

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.

Willow Court requires any resident to be over the age of 55.

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

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

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light and a door leads through to the kitchen.

The modern Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, electric hob and a fridge/freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with plenty of space for additional furniture. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a walk-in wet room shower, a WC and wash hand basin.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Contact us today to book your viewing!

Features

- One bedroom ground floor apartment
- Ideally situated close to town centre for shops and amenities
- 24 hour careline system for safety and security
- Owners private car park
- Stunning grounds which feature a delightful duck pond
- Owners laundry room
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st March 2027):
£3,240.10 per annum.

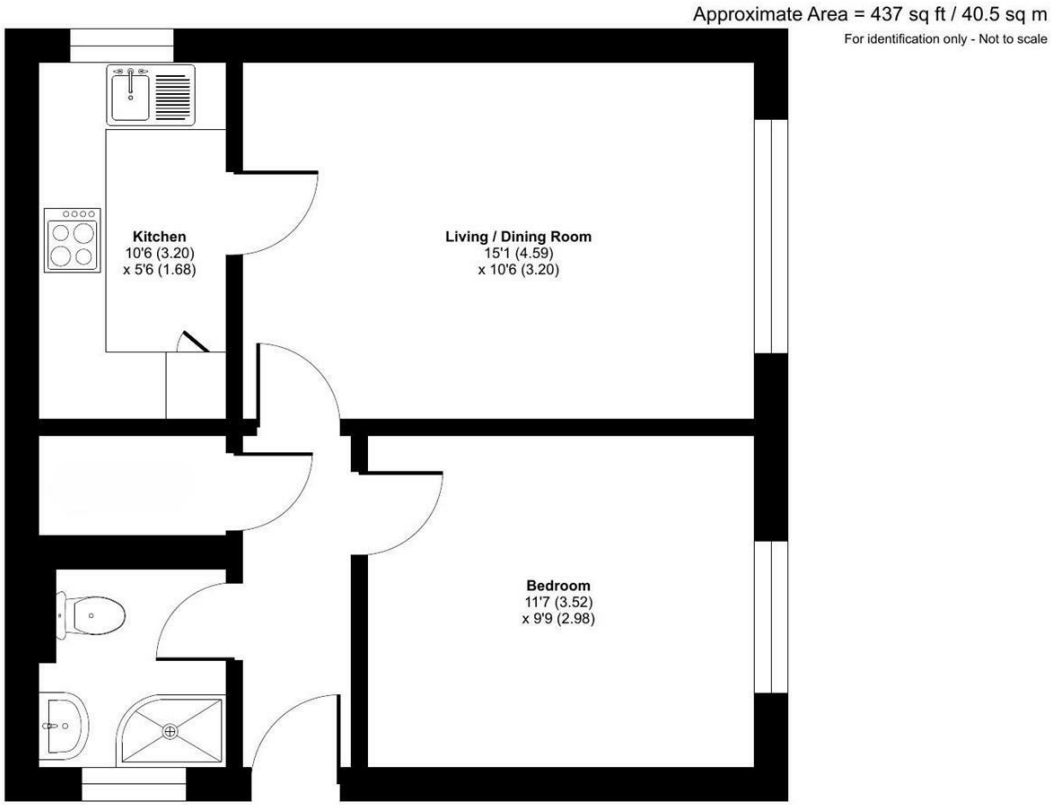
Ground Rent is not collected at this development

Council Tax Band B

A new 99 year lease is assigned upon completion.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1499187

EPC Rating: C

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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