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67 Acorn Drive, Wokingham RG40 1EQ



A first floor apartment with a stair lift
Popular retirement setting on the edge of the Town Centre
Well placed for shops, railway station and doctor's surgery
No chain – sale subject to Grant of Probate

Two bedrooms, bathroom/shower room, entrance hall, lounge/dining room, kitchen, some electric radiators, double glazed windows, good on site parking, lovely maintained communal gardens

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk

Price Guide £215,000

67 Acorn Drive, Wokingham RG40 1EQ

DESCRIPTION/LOCATION: Acorn Drive is a popular edge of Town Centre development for the over 55's. There is every opportunity for independent living but there is also a Resident's communal lounge which has in the past held regular social events including lunches and afternoon teas. There is a secure telephone entry system to each apartment and there are pull cords/emergency buttons in three of the rooms. There are also guest suites available for rental.

Acorn Drive forms part of a retirement complex including but not connected to the adjoining Glebelands, Academy House and The Cloisters – all approached off Acorn Drive. Where Acorn Drive meets Glebelands Road, it is no more than about a quarter of a mile to Waitrose with the Town Centre and railway station a little further.

A lovely peaceful setting yet so close to Wokingham Town Centre.

The accommodation comprises:

Communal entrance hall serving four flats, two on the ground floor and two on the first floor with stair lift and intercom entry system.

First floor landing:

Entrance Hall:	Electric radiator, shelved cupboard
Bedroom One:	Dressing area with double wardrobe, single shelved cupboard and electric radiator
Bedroom Two:	Wardrobe cupboard and some shelving
Bathroom/Shower room:	Large walk in shower with seat and hand grips, vanity unit with inset wash basin, low level WC, heated towel rail, airing cupboard with factory lagged tank and shelving
Lounge/Dining Room:	Electric radiator, recess with shelving, two ceiling lights and two wall light points
Kitchen:	Stainless steel sink unit set into worktop with cupboards and drawers below, four ring electric hob with electric oven, wall mounted cupboard, Aquarius washing machine, Electra fridge/freezer.

NB: There are cool points in Bedroom One, bathroom and the kitchen.

Outside There appears to be an abundance of car parking spaces - not specifically allocated.

Gardens Delightful communal landscaped gardens with lawn, flower boards and some hedges – well and regularly maintained.

Tenure: We understand that each time a property is sold, the Freeholder grants a new 99 year lease.

Service Charge: To be confirmed

Energy Efficiency Rating: C70

Council Tax Band: C

Directions: Leave Wokingham via Broad Street, at the end turning right into Rectory Road. At the traffic lights turn left into Glebelands Road. Acorn Drive will then be found after a short distance on the righthand side. This flat is towards the bottom of the development and on the righthand side.

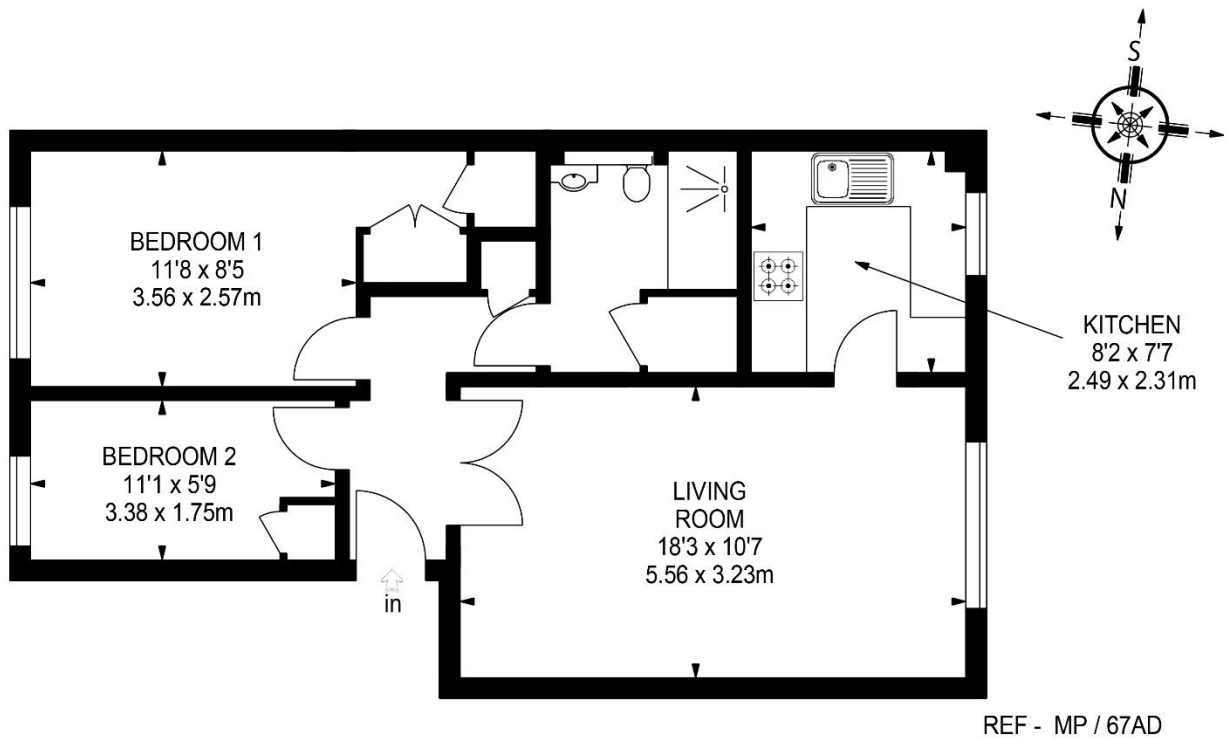
NB: Before the legal work can be commenced, the Freeholders will require the buyer to complete a questionnaire and to provide a medical certificate from their doctor.

VIEWING: Strictly by appointment with the Owner's Sole Agents Martin & Pole. Tel: 0118 978 0777 or Email: w@martinpole.co.uk

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Fo : 36778/DCA

FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 575 SQ FT / 53.42 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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7 Broad Street
Wokingham
Berkshire RG40 1AY
T: 0118 978 0777 F: 0118 977 1991
w@martinpole.co.uk

The Auction House:
Milton Road Wokingham
Berkshire RG40 1DB
T: 0118 979 0460 F: 0118 977 6166
a@martinpole.co.uk

Associated Office:
16 The Parade Silverdale Road
Earley Reading Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777