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**Martin & Pole**  
Established 1846  
ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
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## 17 Willow Court, Reading Road, Wokingham



**Overlooking the delightful mature sheltered gardens.**

**A first floor apartment with lift access – for the over 55's**

**On the edge of Wokingham town centre**

**Convenient for bus services, railway station and shops.**

**2 Bedrooms, Bathroom, Reception Room, Kitchen.**

**Secure safe environment with Warden (part time) in attendance and pull cord in most rooms.**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0007 or [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)

**Price Guide £165,000 Leasehold**

## **17 Willow Court, Reading Road, Wokingham. RG41 1EG.**

**DESCRIPTION/LOCATION:** Willow Court offers a secure and safe environment on the edge of Wokingham town centre. There is a Resident's Association, which arranges a variety of social activities including get togethers for regular coffee mornings, afternoon tea, off site trips and other social events. It is a development of twenty six one and two bedroom properties with communal facilities including resident's lounge, laundry room and guest bedroom.

There are very few other developments so well placed for the town centre and with such lovely communal gardens.

It is not unusual when someone moves into a new property for them to redecorate and perhaps upgrade the kitchen and bathroom suites. It is likely a buyer would expect to make such improvements to this property, as it was last sold ten years ago. The service charge is about £55 per week and includes staff costs, insurance of the building, maintenance of the communal areas including alarms, the upkeep of the peaceful gardens and also the provision of domestic water to each property. The owners are, of course, responsible for their own electricity bills, internet/telephone bills and Council Tax.

**The accommodation comprises:**

**Communal Entrance Hall:** with entry phone system, staircase and lift leading to the first floor.

On the First Floor:

**Entrance Hall:** with storage cupboard.

**Bedroom 1:** with double built-in wardrobe, electric heater, access to roof space.

**Bedroom 2:** with electric radiator.

**Bathroom:** with panelled enclosed bath, vanity unit with inset wash basin, low level W.C., electric towel rail.

**Lounge/Dining Room:** overlooking the rear garden, electric radiator.

**Kitchen:** with single drainer sink unit with adjoining worktop with cupboards and drawers below, further worktop with cupboards below, two double wall mounted cupboards.

Outside:

Some limited resident's parking, although an informal arrangement with the adjoining Masonic Centre has enabled parking by arrangement within their car park.

**The Grounds:** We have included at least five photographs of the grounds – a picture paints a thousand words!

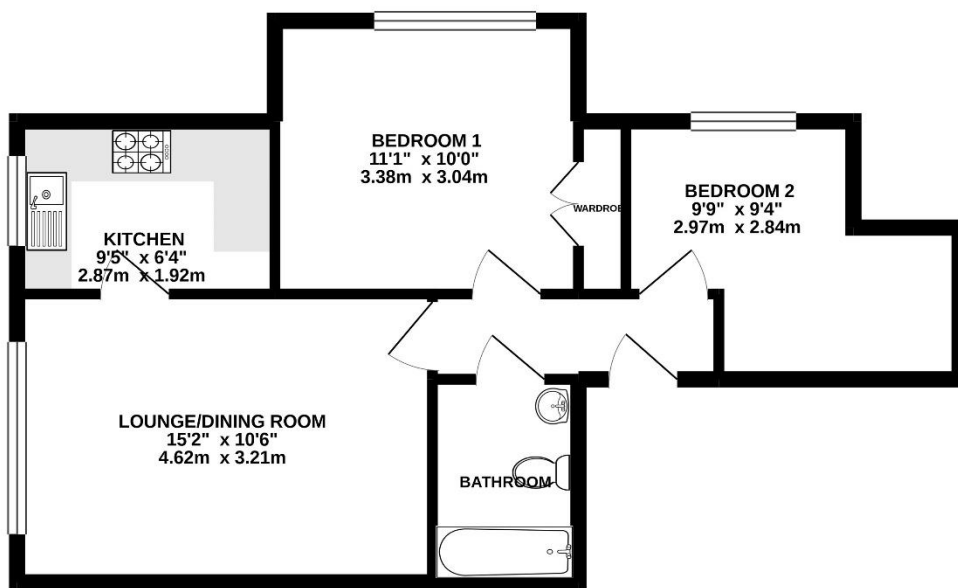
**Tenure:** We understand on each sale the Freeholders accept a surrender of the existing Lease and a new 99 year Lease is issued to the Buyer. The ground rent is a peppercorn.

**Service Charge:** This will be confirmed in due, but we understand is around £55 per week – subject to annual review.

**ENERGY EFFICIENCY RATING – Band C.**

**COUNCIL TAX BAND – B.**

**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:36832/DCA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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