



FLAT 9 STEVENS COURT, 405-411 READING ROAD, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5GU

**£135,000 LEASEHOLD**

**WELL LOCATED ONE BEDROOM GROUND FLOOR GARDEN APARTMENT FOR THE OVER 60'S**

**Winkworth**

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## DESCRIPTION:

This one bedroom ground floor garden apartment is offered with its own living room patio looking onto an attractive well-maintained garden. The apartment is newly carpeted and in excellent condition to move in immediately.

Stevens Court comprises 35 properties ideally located to all key amenities. Within 250m of its entrance residents have access to a GP Practice, dentist, Sainsbury supermarket, Winnersh Library, hairdresser, barbers, restaurants and takeaways.

It further benefits from being on the bus route to both Wokingham and Reading town centre and a two minute walk from Winnersh railway station offering a direct commute into London.

Stevens Court is a friendly community supported by a full-time development manager and a 24-hour emergency Appello call system. Events are held throughout the week and trips organised for those who may be interested. There is a guest suite for family and friends and private parking.

A current annual service charge will include building repairs, decoration, cleaning and heating of the common areas and lounge. It also includes gardening, car park maintenance and communal washing/drying facilities and refuse collection.

It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other 55 years.

## AT A GLANCE

- Ground Floor apartment
- Residents' lounge and communal gardens
- Minimum Age 60
- 24 hour emergency Appello call system
- Security entry system
- Communal laundry room
- Guest Suite
- Development Manager
- Lease Length: 125 years from 2005
- Council tax band - C

**Tenure:** Leasehold

**Term:** 105 year and 2 months

**Service Charge:** £3800 per annum

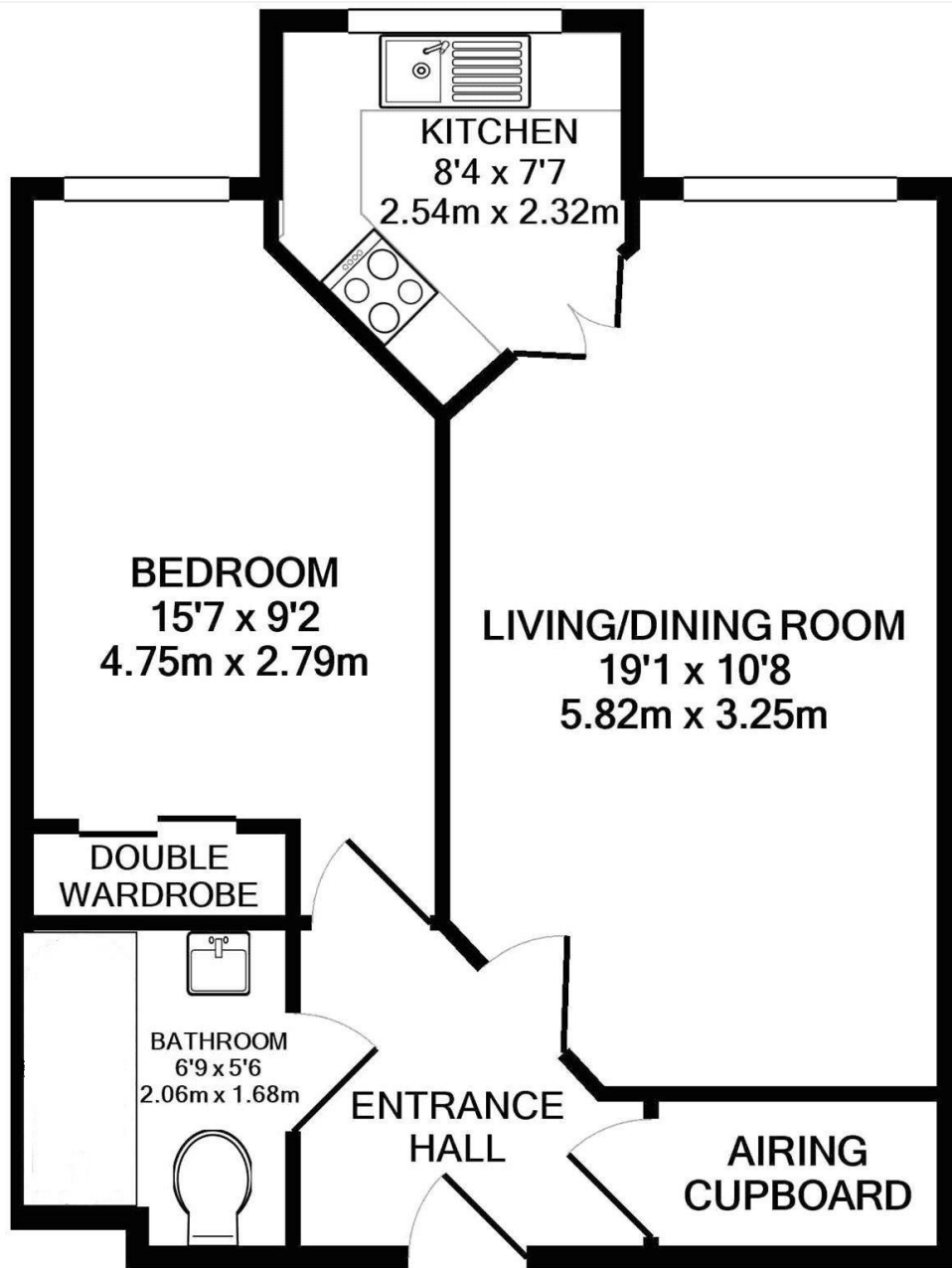
**Ground Rent:** £400 Annually (subject to increase)

**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.







TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)  
Made with Metropix

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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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