

## 4 Chestnut Grange/Harding Place

Glebelands Road, Wokingham, Berkshire, RG40 1BT



**PRICE: £295,000**

**Lease: 125 years from 2006**

### Property Description:

#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Chestnut Grange/Harding Place was constructed by David Wilson Homes in 2006 and comprises 44 properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development

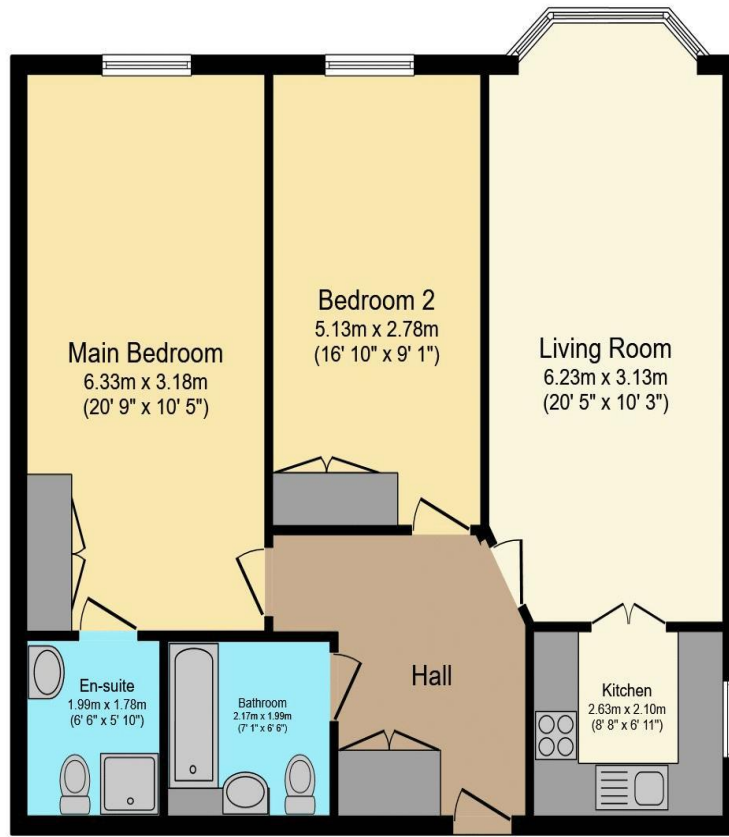
Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms (two beds have and ensuite) and bathroom. It is a condition of purchase that all residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Development Manager  
24 hour emergency Appello call system  
2 x Communal lounge  
Communal gardens and Car parking  
Gated development

Guest suite and a Lift to all floors (apartment block)  
Minimum Age 55  
Close to local amenities  
Lease 125 years from 2006



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 79.5 sq.m. (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Powered by audioagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3,703.28**

**Council Tax Band:**

**E**

**Event Fees:**

**0% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.