MICHAEL HARDY
SALES & LETTING



31 Imperial Court, Reading Road,
Wokingham,
Berkshire, RG41 1AB

OIEO £385,000 Leasehold





Set within this landmark Millgate Homes development, just a short walk from Wokingham town centre and railway station, is this well presented two bedroom, second floor retirement apartment, catering for residents aged 55 and over. The accommodation comprises a spacious open plan living/dining room and kitchenette, master bedroom with en suite shower room, and a second bedroom with fitted wardrobes and a Juliet balcony. There is also a smartly fitted bathroom with a white suite. Outside, the property benefits from an allocated underground parking space and well maintained communal grounds, with serviced lifts providing access to all floors.

- Offered with no onward chain
- Open plan living/dining room and kitchenette
- Resident's living room and kitchenette
- Over 830 sq. ft. of accommodation
- Master bedroom with en suite shower room
- Underground allocated parking space included

Surrounding the building are well maintained mature gardens and pathways. The development also benefits from an outside terrace with plenty of seating, as well as additional seating areas within the communal gardens. There is an underground allocated parking space, together with visitor parking spaces.

Imperial Court is a highly desirable gated retirement development catering for residents aged 55 and over. Constructed in 2007 by renowned local developer Millgate Homes, the development offers a concierge service, lift access to all floors, meticulously maintained communal areas, a residents' living room with a separate kitchenette, and beautiful south-facing communal gardens.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Leasehold information
Term: 125 yrs from 25th December 2007
Years remaining: 106
Annual Service charge: c.£4,051.44
The vendor informs us that flat 31 owns a share of the freehold.
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







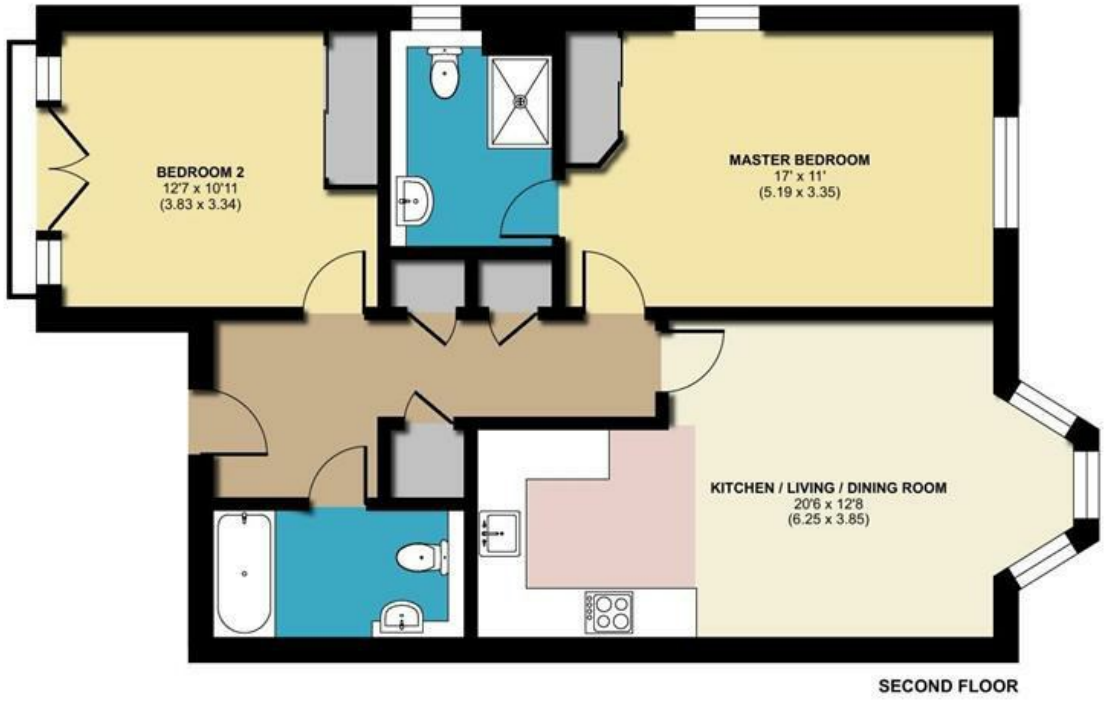


Floorplan

Imperial Court, Reading Road, Wokingham

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1509755

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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