MICHAEL HARDY
SALES & LETTING



58, Acorn Drive,
Wokingham,
Berkshire, RG40 1EQ

£215,000 Leasehold





Presented to the market with no onward chain, a well presented two bedroom first floor apartment situated within a popular over 55s development, offering spacious and practical accommodation in a convenient location. The property benefits from a bright and generous living room, creating an excellent space for relaxing and entertaining, alongside a separate fitted kitchen. There are two bedrooms, including a particularly spacious principal bedroom, both served by a modern family bathroom. The apartment offers a well-balanced layout throughout with plenty of natural light and useful storage space, making it ideal for those looking to downsize whilst maintaining independence and comfort.

- No onward chain
- Two bedroom first floor apartment
- Convenient Wokingham location
- Popular over 55s development
- Generous principal bedroom
- Attractive aspects to the front and back

The property benefits from well-maintained communal areas and resident parking nearby.

Acorn Drive is conveniently located within easy reach of Wokingham town centre, offering a wide range of shops, restaurants and leisure facilities. The property is also well positioned for local transport links, parks and nearby countryside walks, with easy access to the A329(M), M4 and Wokingham railway station.

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

Leasehold information:
Term: 99 yrs (New owners receive a new lease to 99 years on purchase)
Annual Service charge: c.£2,597.64
There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.









Floorplan

Acorn Drive, Wokingham

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale



FIRST 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: 1464370

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303