



ACADEMY HOUSE, WOOLF DRIVE, WOKINGHAM, BERKSHIRE, RG40 1EZ
£500,000 LEASEHOLD

Winkworth



WOOLF DRIVE

Situated within walking distance of Wokingham town centre and all its amenities is this prestigious apartment complex, Academy House, designed for independent living for the over 55's.

This unique apartment is located on the second floor with lift access, 2 roof terraces and a balcony overlooking the beautifully maintained gardens. The apartment comes with a luxury fitted kitchen/dining room with a complement of appliances, two double bedrooms, both with built in wardrobes and an en suite to the master bedroom. There is a further bathroom and a wonderful, bright and airy living room with vaulted ceilings leading to the south westerly facing balcony.

Academy House benefits from a concierge service and a resident's lounge for social events such as bridge club, movie nights etc. There is also an on-site beauty salon which can be booked for visiting beauticians, hairdressers and aromatherapists. The communal areas are all immaculately maintained with stairs and lifts to all floors.

Surrounding the property are well manicured gardens with communal patio and seating areas. There is one allocated residents parking space and further visitor parking.





Academy Place

Approximate Gross Internal Area = 103.2 sq m / 1110 sq ft



Second Floor
1110 Sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID942346)

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth