

## £147,500 Shared Ownership

Lee Court, 1 Skinner Drive, Wokingham, Berkshire, RG41 1AW



- Guideline Minimum Deposit £14,750
- Ground Floor with Small Patio
- High Performance Glazing
- Gas Central Heating
- Guideline Income Dual £32.9k | Single £38.1k
- Approx. 684 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £295,000). This flat is on the ground floor of a recently constructed building and appears in excellent condition throughout. There is a 20'+, dual-aspect reception room with sleek, open-plan kitchen. The two bedrooms are both generously-sized doubles one of which also has windows on two sides while the other benefits from an en-suite shower room. There is a stylish main bathroom and built-in storage cupboard in the entrance hallway. Modern insulation standards, gas central heating and high performance glazing have resulted in a very good energy-efficiency rating. The flat comes with a small patio area and use of a parking space. Alternatively, Wokingham Railway Station and the attractive town centre can also be easily reached on foot or via brief cycle ride.

**Tenure:** Leasehold (125 years from 2018).

**Minimum Share:** 50% (£147,500).

**Shared Ownership Rent:** £373.44 per month (subject to annual review).

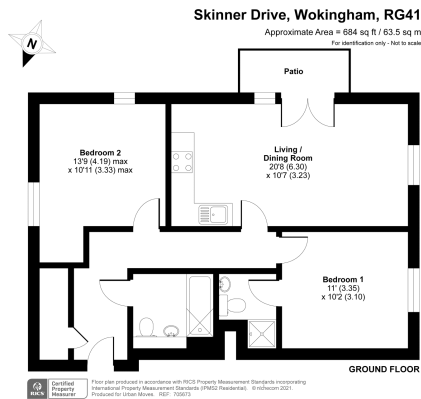
**Admin Fee** £19.27 per month (subject to annual review).

**Service Charge:** Approximately £71.50 per month (paid every 6 months and subject to annual review).

**Guideline Minimum Income:** Dual £32,900 | Single £38,100 (based on minimum share and 10% deposit).

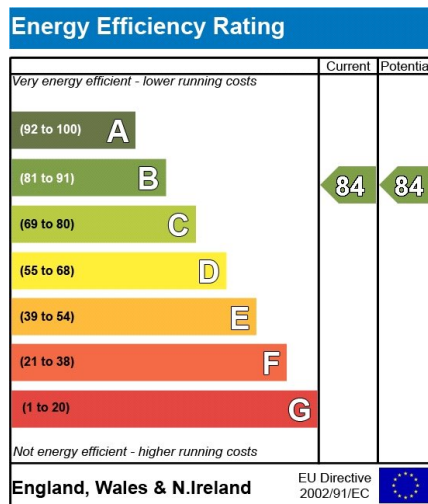
**Council Tax:** Band C, Wokingham Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



## DIMENSIONS

- RECEPTION**  
20' 8" x 10' 7" (6.30m x 3.23m)
- KITCHEN**  
included in reception measurement
- BEDROOM 1**  
11' x 10' 2" (3.35m x 3.10m)
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**  
13' 9" max. x 10' 11" max. (4.19m x 3.33m)
- BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.