

## £225,000 Shared Ownership

Rowan Court, 41 Lockhart Drive, Wokingham, Berkshire, RG40 5BF



- Guideline Minimum Deposit £22,500
- Second (Top) Floor
- High Performance Glazing
- Parking Space
- Guideline Income Dual £45k | Single £47.9k
- Approx. 748 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Walking Distance to Town Centre

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents the 75% share. Full market value £300,000). A smartly presented apartment on the top floor of this recently built development. The property is well proportioned and features a bedroom with fitted wardrobe and stylish en-suite shower room plus a second comfortable double bedroom, a main bathroom and useful hallway storage space. The 22' reception room has an open-plan kitchen with breakfast bar and doors that lead out onto a balcony. Rowan Court has been constructed with well insulated walls, high performance glazing and roof mounted solar panels. The apartment comes with use of a parking space and the location allows easy access to the M4. When not driving, Wokingham's railway station and attractive town centre can also be reached on foot, via bus or by brief cycle ride.

**Tenure:** Leasehold (125 years from 2020).

**Share Available:** 75% (£225,000).

**Shared Ownership Rent:** £181.96 per month (subject to annual review).

**Admin Fee:** £19.91 per month (subject to annual review).

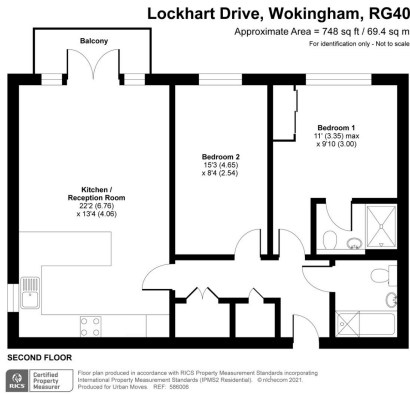
**Service Charge:** £1008 for the year (estimated and subject to annual review).

**Ground Rent:** £250.00 for current year.

**Guideline Minimum Income:** Dual £45,000 | Single £47,900 (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 ROOM  
22' 2" x 13' 4" (6.76m x 4.06m)

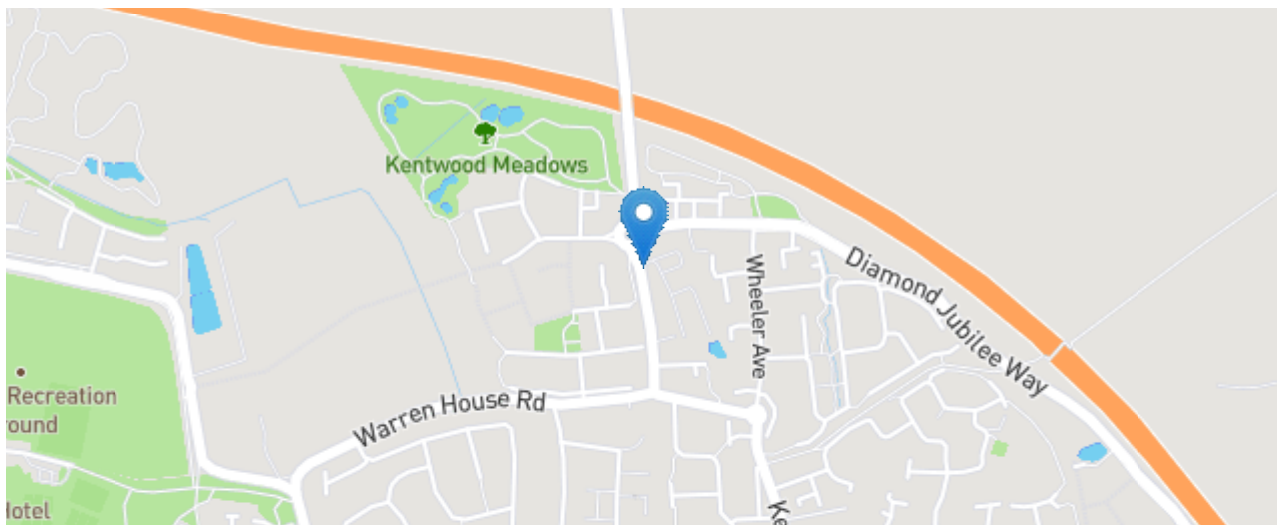
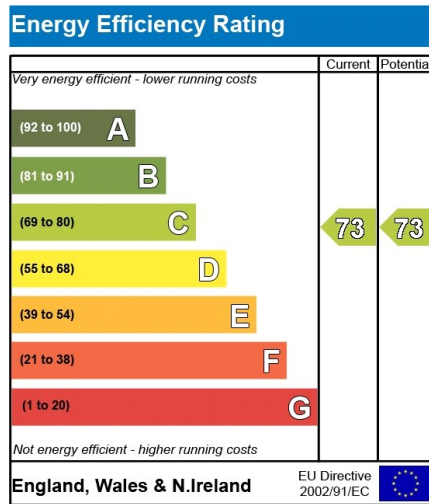
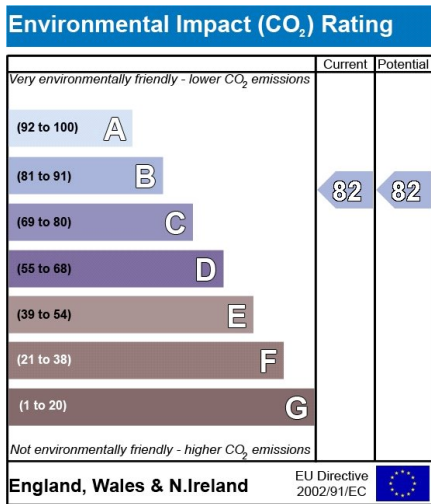
KITCHEN  
included in reception measurement

BEDROOM 1  
11' max. x 9' 10" (3.35m x 3.00m)

EN-SUITE SHOWER ROOM

BEDROOM 2  
15' 3" x 8' 4" (4.65m x 2.54m)

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.