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# Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



39 Kennet Court, Wokingham, RG41 3DB - Price £235,000 Leasehold

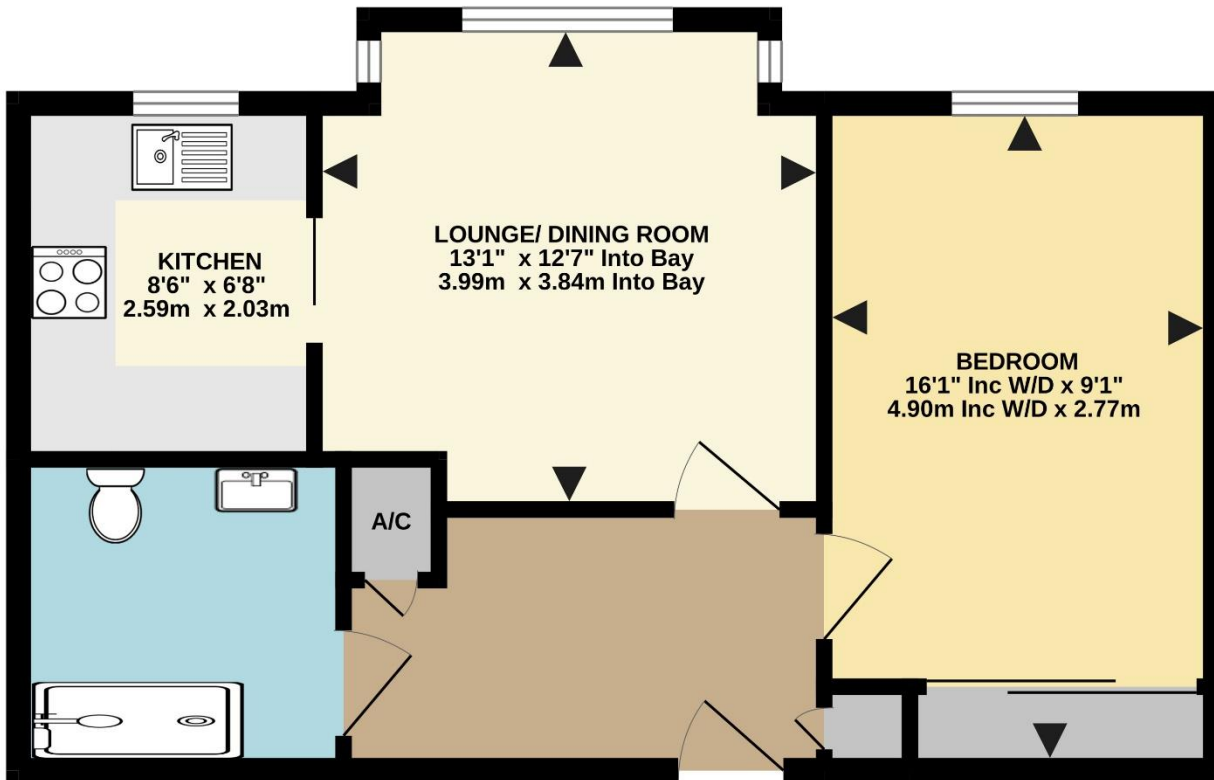
Smart first floor retirement apartment in popular development | Redecorated with new kitchen | Use of excellent communal facilities if desired | Very conveniently located for amenities



**Double bedroom with fitted wardrobes, lounge/ dining room with bay window, newly fitted kitchen with appliances, spacious wet room, good-sized entrance hall with storage cupboard, double glazing, gas radiator central heating.**



FIRST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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Kennet Court is a popular retirement development to the west of Wokingham town centre on the established Woosehill development. The property is close to Morrisons, a GP surgery and there is public transport into Wokingham town centre. There is no onward chain.

The development offers excellent facilities, including 24-hour warden assistance, housekeeping and other various useful and beneficial services, but only if required. It is highly suitable for those who desire the security and support of 24-hour staff whilst wishing to retain their independence. Very accessible for the disabled.

There is a guest suite available for visitors at a separate charge, residents lounge and onsite dining facilities.

**Tenure:** Leasehold. Term 990 years from 25 December 1986. No ground rent. Details of service charges, included and additional services and fees are detailed in the key facts document appended to this brochure.

**EER:** C72 **Council Tax:** D

The Ofcom website provides information about broadband availability and mobile networks.

**Services:** All mains services are believed to be connected.

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

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0118 926 4422

# Kennet Court

SERVICES: CHARGES AND FEES | 2024/2025

[www.retirementsecurity.co.uk](http://www.retirementsecurity.co.uk)  
FREEphone number 0800 389 9384




Retirement  
SECURITY

## How it works

The Court benefits from a higher level of services than is typical for Independent living within a supportive community. Sensible budgets are set by, and agreed amongst, the apartment Owners. A draft Service Charge Budget is prepared for consideration, discussion and approval at a meeting of all Owners early in the New Year. Owners are formally notified of the Service Charge for the next financial year well in advance of 1st April each year.

The annual Service Charge accounts are considered and approved by the Annual General Meeting of the Owners' Company which is held in the autumn.



All owners contribute to the costs of all services

## What is included

- Duty Manager on site 24 hours a day
- Gardening Costs
- Daily checks that you are safe and well
- Building maintenance
- Building insurance
- Redecoration/re-furnishing communal areas
- Cleaning of all communal areas
- Laundry room for Owners to use\*
- Window cleaning [REDACTED] outside
- Apartment/bungalow cleaning 1.5 hours per week
- Managing agent's fees
- Fund for Future Maintenance

\* Owners' washing can be done for a small extra charge.

After moving here, owners are often surprised by how low their household running costs are and how affordable their service charge is.

### Financial Year:

1st April 2024 – 31st March 2025

Per day	<b>£24.35</b>
Per week	<b>£170.92</b>
Per month (for standing order)	<b>£740.65</b>

Retirement Security is a member of the Associated Retirement Community Operators (ARCO). As an Approved Operator we aim to comply with the ARCO Consumer Code at all times. The Code promotes high standards and sets a benchmark for good practice for retirement communities.

To comply with recent changes in the ARCO Consumer Code, we are required to disclose the following additional information alongside our Services: Charges and Fees leaflets.



<b>Guest Suite</b> (per night)	
Single	<b>£50.00</b>
Double	<b>£55.00</b>

<b>Duty Managers Disturbed Night Call Charge</b> (10pm-7am)	
Basic call out charge (per hour)	<b>£20.50</b>

<b>Handyman</b>	
Before 6pm (per hour)	<b>£19.27</b>

<b>Additional Assistance</b>	
<b>Housekeeping</b> (per hour)	
8am to 6pm	<b>£15.41</b>
6pm to 8am	<b>£16.73</b>

<b>Laundry</b>	
Wash	<b>£2.75</b>
Dry	<b>£2.75</b>

<b>Photocopies (per sheet)</b>	
Black	<b>£0.10</b>
Colour	<b>£0.20</b>

<b>Meals</b>	
<b>Owners' Lunch:</b>	
Mon to Sat	<b>£10.95</b>
Sunday (to include pre-luncheon sherry or soft drink)	
	<b>£11.58</b>
<b>Visitors' Lunch:</b>	
Mon to Sat	<b>£14.30</b>
Sunday (to include pre-luncheon sherry or soft drink)	
	<b>£15.95</b>
Tray service	<b>£1.50</b>

Under the terms of the lease, Retirement Security has the responsibility for ensuring that the service charge is sufficient to meet the full cost of the services.



### What is the service charge used for?

The service charge pays for the salaries of the Court Manager, Duty Managers and Housekeeping Assistants and pays for employing a gardener and a handyman. It covers the cost of 1½ hours per week of housekeeping assistance to all apartments, as well as the equivalent of one hour per apartment to service the communal areas. It covers building and equipment maintenance such as alarm call systems, fire alarm systems, the grounds, sundry repairs, utility costs in communal areas and general office administration expenses, including audit and accountancy fees. It also covers comprehensive insurance for the buildings as well as public and employer liability.

### What isn't included in the service charge?

The service charge does not include the internal decoration, maintenance and repair of the private apartments and bungalows,

nor the owners' electricity, gas and water charges. All of these and other costs associated with living in your own home, such as telephone, are the responsibility of the owners. Owners are also responsible for paying any council tax and will need to take out contents insurance.

Meals are not included in the service charge; however, a substantial meal, charged at cost is available to be purchased every lunchtime. Guests are always welcome and any special dietary requirements will be catered for. With prior arrangement a meal can be taken to the apartment/bungalow of anyone who is unwell for which there is a small charge. The Service Charge is a variable charge, in the sense that it changes from year to year depending on the actual costs of providing the services. The Service Charge, paid monthly in advance, is held in trust for owners, in accordance with the Landlord & Tenant Act 1987.

The service charge is still payable if the property becomes vacant prior to sale. Retirement Security takes no commission from companies with whom it organises contracts for the courts. Retirement Security is the freeholder but no ground rent is charged.

Any surplus or deficit in the service charge budget at the end of the financial year is taken into account in setting the budget for the following year. Where there is any significant failure to provide a service covered by the service charge, alternative arrangements will be made and/or any underspend will be taken into account in setting the service charge budget for the following year.

### Fund for Future Maintenance

The Fund for Future Maintenance is held in trust for owners, in accordance with the Landlord and Tenant Act 1987.

It covers the costs of regular internal and external redecoration and refurbishment of communal areas. It also meets the costs of repairing or replacing major items such as the emergency call system, lifts, and major items of building maintenance and repair. Future liabilities are assessed regularly by the court surveyor. If the fund is insufficient to cover any costs they will be recovered from owners through the service charge.

The service charge is still payable if the property becomes vacant prior to sale. Retirement Security takes no commission from companies with whom it organises contracts for the courts.

**The value of the Fund for Future Maintenance:**

31st March 2023

**£165.992**

## Transfer Premium

The table shows the impact of Transfer Premium payments at different lengths of ownership for a property with a sale price of £150,000

Period	Charge rate	Transfer Premium	Net proceeds for a sale price of £150,000
Up to 1 year	0%	0%	£150,000
1 to 2 years	1%	£1,500	£148,500
2 to 3 years	2%	£3,000	£147,000
More than 3 years	3%	£4,500	£145,500

Try out our Savings Calculator to compare your living costs:

Service	Service Charge	Your current property
Buildings insurance	Included	£
Building maintenance	Included	£
Internal cleaning	Included	£
Garden maintenance	Included	£

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to a retirement community.

The Transfer Premium, payable to Retirement Security Limited as the landlord, funds the resale services provided by Retirement Security. It does not contribute to the Fund for Future Maintenance and is not held in trust.

## Key Facts

Prepared April 2024

Section	Sub-section	Details	References
Property details	Operators	Owners' Management Company: Kennet Court Management Co Ltd. Freeholder: Retirement Security Ltd. Managing Agent: Spring Retirement.	Court Brochure www.retirementsecurity.co.uk
	Name of development	Kennet Court, Woosehill, Wokingham, Berkshire, RG41 3DB	
	Property type	20 apartments over three floors: 5 one-bed and 15 two-bed; 24 bungalows: 5 one-bed and 19 two-bed.	
	Status of unit	Pre-owned.	
	Occupancy	For one or two people.	
	Care provider	External contractors or agencies.	
Charges when leaving, or selling the property	Transfer Premium ('Event Fee')	The proportion of the gross proceeds of the sale payable by the vendor to Retirement Security, based on the length of ownership is: 0% (Up to 1 year); 1% (1 to 2 years); 2% (2 to 3 years); 3% (More than 3 years).	Lease, Resales information on Website
	Administration fee for sale	None.	
	Other costs	EPC, any arrears of charges, and the costs of redecorating, repairing and reinstating the property prior to resale.	
	Subletting charges	Subletting is not permitted.	



Section	Sub-section	Details	References
Cost of moving into the property	Asking price	Set by the vendor.	Websites
	Other costs	Stamp Duty, the costs of extra keys, the purchaser's removal costs and solicitor's fees.	
Ongoing charges payable to the operator	Service charge	£740.65 per calendar month in 2024/2025.	Service Charge Budget
	Overnight 'on call' charge	Emergency calls included within the service charge. Non-emergency support £20.50 per hour.	
	Ground rent	None.	
Care costs	Personal care/ Nursing Care	Kennet Court Management Co Ltd does not provide personal or nursing care. This can be arranged through external providers.	
Ongoing fees payable to third parties	Utility bills	Payable direct to utility companies (water, gas, electricity).	Court Brochure
	Council tax	Please ask about current bands and amounts payable. You may be eligible for a single person or disability discount, subject to approval by the local council.	
	Other bills	Telephone, internet, TV Licence, satellite/cable TV.	
Insurance arrangements	Responsibility of the operator	Buildings, Public Liability, Employers' Liability insurance. Included in the service charge.	
	Responsibility of the owner	Home contents insurance.	
Restrictions on selling the property		A single purchaser must be at least 55, joint purchasers, one of whom must be not less than 55.	Resales Information