



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

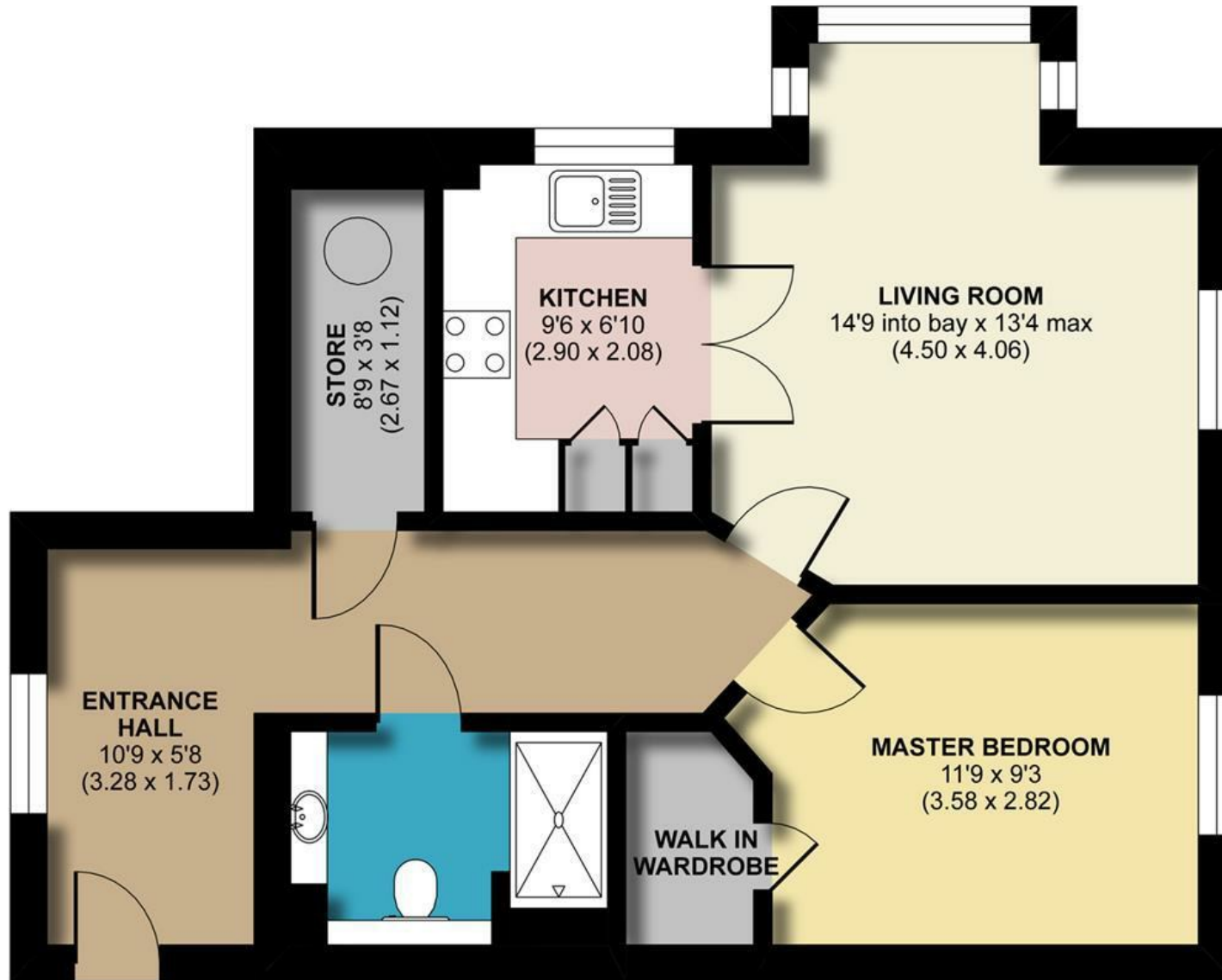
1 Birch Place, Dukes Ride, Crowthorne, Berkshire, RG45 6GT

£195,000
Leasehold

Dukes Ride, Crowthorne

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR



A desirable ground floor one bedroom apartment ideally located within easy reach of the village High Street and train station. Built by award-winning home builders McCarthy and Stone to a high specification, Birch Place offers a bistro-style restaurant, guest suite, lift to all floors, laundry service, well-being and hairdressing suite and a beautiful homeowners' lounge opening out onto impeccably maintained landscaped gardens. The property is covered by a NHBC warranty and includes luxurious features such as a high specification wet-room style shower room, a stunning fitted kitchen with integrated Neff appliances, door camera entry system, illuminated light switches, 24 hour emergency call system, high-quality neutral decor, oak veneered doors and much more. The property is offered to the market with no onward chain, benefits from 24 hour staffing and visitor parking.

The management fees include building insurance, water rates, window cleaning, a weekly clean of the apartment and subsidised meals in the onsite restaurant. Residents have full use of the communal areas including the gardens and BBQ area for family celebrations and regular activities are organised for residents. Laundry facilities are available and for an additional cost, laundering can be provided, as can care facilities. The complex is fully secure with a security entry system.

- Subsidised onsite restaurant
- Weekly clean of apartment included in purchase price

Situation

Birch Place is ideally situated on Duke's Ride which runs through the heart of the historic village of Crowthorne, with the village centre at one end and the railway station at the other. Crowthorne is a leafy, peaceful village with easy access to surrounding towns by road, rail or bus, and is within a short distance of the M3 and M4 motorways. Within reasonable walking distance of Birch Place, the village centre has a good mix of both independent and chain shops including two supermarkets, two public houses, a number of eateries, tea-rooms, coffee houses and hair-dressers, an independent butcher, a cobbler, pharmacies and gift/card shops. There is a petrol station with a Marks and Spencers food hall.

Outside

Birch Place residents can enjoy the stunning landscaped gardens and neatly maintained grounds of the development, and can entertain family and friends on the large patio with wooden pergola and ample seating. Car parking can be arranged by separate negotiation subject to availability. Leasehold details: Years left on Lease - 997 Service charge - c £7,700 PA / Ground rent - c.£435 pa NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

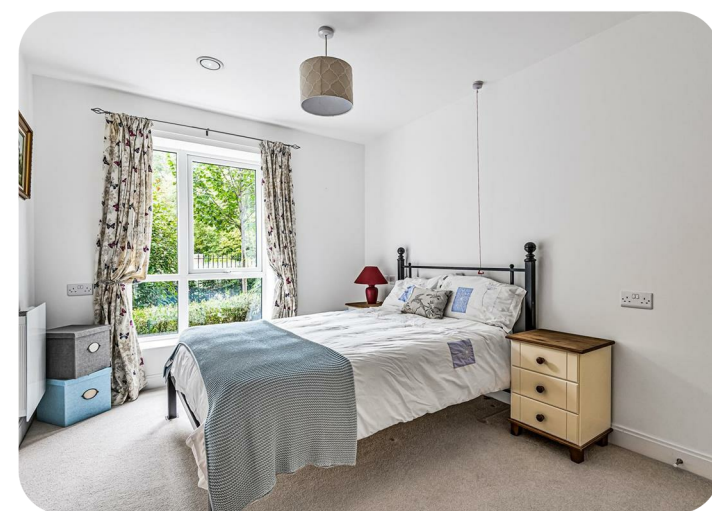
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Local Authority

Bracknell Forest Borough Council

Directions

From our Crowthorne office turn right onto Duke's Ride and follow the road along, crossing over the junction with New Wokingham Road and Birch Place can be found a short way along on the left hand side.



Residential Sales and Lettings

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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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