



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

Flat 18 Oak Lodge, New Road, Crowthorne, Berkshire, RG45 6SL

OIRO £235,000
Leasehold

New Road, Crowthorne

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Michael Hardy. REF: 1014403



Rarely available and presented in immaculate order throughout and situated in the heart of Crowthorne village, a desirable two bedroom top floor retirement apartment with on-site warden, the property is ideally located close to local shops and eateries. The accommodation comprises entrance hall with two generous sized storage cupboards, spacious living/dining room with bay window, modern fitted kitchen, two double bedrooms both with fitted wardrobes and a modern shower room. The development benefits from well-maintained communal gardens and resident and visitor parking.

- No onward chain
- Top floor
- Lift
- Residents and visitor parking
- Close to village centre

Situation

Oak Lodge is a well maintained retirement development situated within a few hundred metres of the village High Street and therefore ideally placed for local shops and amenities, doctor surgery and bus routes among others. There is a secure entry system to the development with a communal lounge and drying room on the ground floor and a lift serving the apartments in the front block with a stair lift for the first floor apartments in the rear block.

Outside

At the front is a block paved private residents and visitor parking area with gated access. At the rear of the development are secure gardens which are well tended with areas of lawn, various shrub borders, a winding pathway with benches and a patio area. There is also a timber built mobility scooter storage area with power. Leasehold Details: The sellers have advised us they have newly extended the lease adding an additional 90 yrs taking the lease length to c.154 years. Service Charge £339.86 per month, £1019.58 per quarter . There is a resale fee of 1.0% plus Vat payable to the Home Group. 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

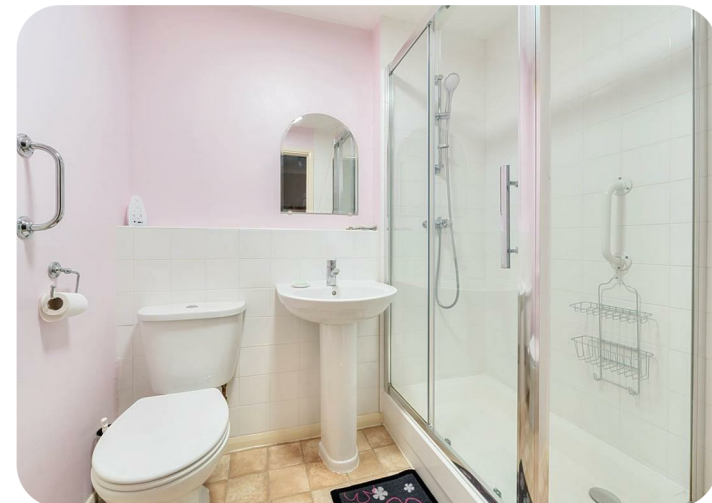
C

Local Authority

Bracknell Forest Borough Council

Directions

Oak Lodge is accessed off New Road and is situated adjacent to our Michael Hardy office.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 17552416 | Folio: C5713 | 27th July 2023

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent

 @MichaelHardy_