



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

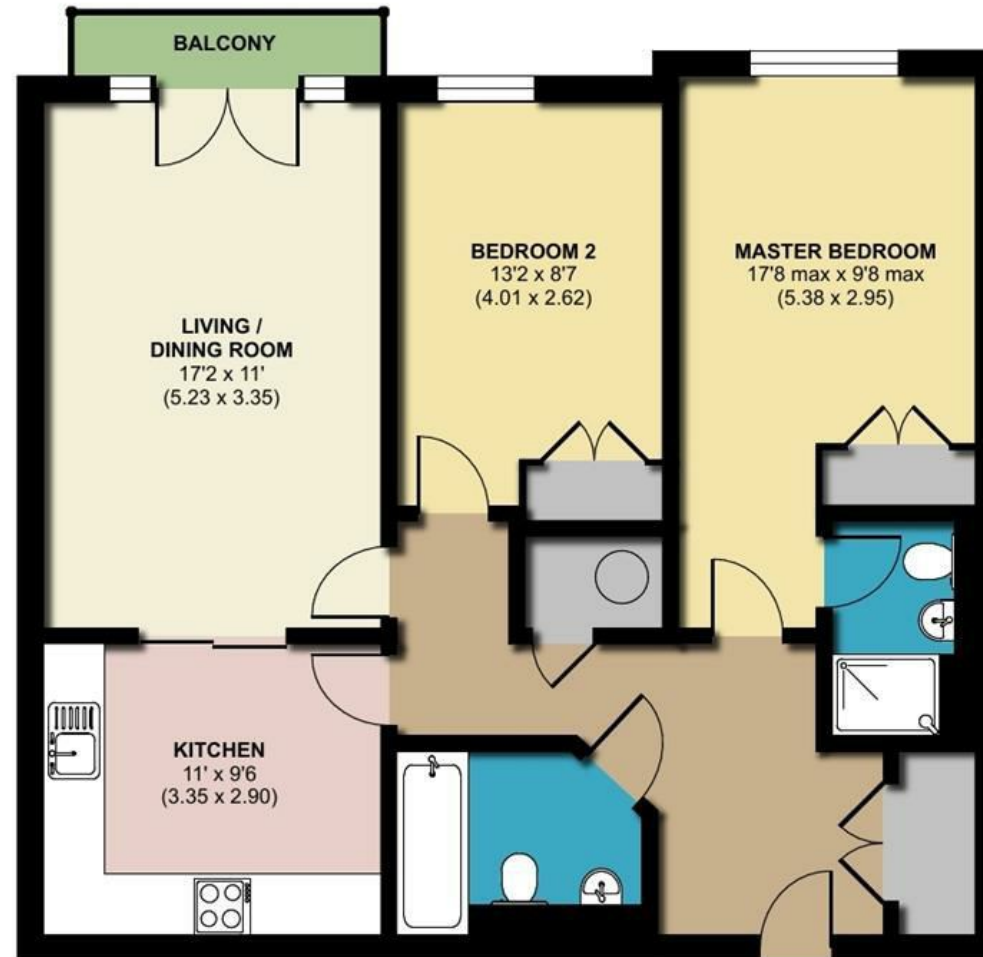
19 Wellesley Court, Dukes Ride, Crowthorne, Berkshire, RG45 6DG

£295,000
Leasehold

Wellesley Court, Dukes Ride, Crowthorne

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



FIRST FLOOR



Offered to the market with no onward chain, a desirable two bedroom first floor apartment located in a luxurious development behind electric gates. Benefiting from a balcony overlooking the well-tended grounds to the rear, accommodation comprises as follows; entrance hallway with airing cupboard and coats cupboard, a fully integrated kitchen, living room with balcony, a master bedroom with fitted wardrobe units and ensuite shower room and fitted wardrobe units, a spacious guest bedroom (also with fitted wardrobes) and a family bathroom suite. Further features include an allocated parking space and ample visitor parking.

- Double glazed uPVC windows & gas radiator heating system
- Lift servicing the upper floors
- Desirable location set behind electric gates

Situation

Wellesley Court is an exclusive gated development situated between Crowthorne railway station and the village High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake and the grounds of Wellington College.

Outside

Wellesley Court is approached via secure electronic gates with resident and visitor parking located to the front of the building with communal gardens to the rear. The rear garden is mainly laid to lawn with a variety of shrubbery and offering a good degree of privacy, this particular apartment benefits from a private balcony, there is also an external bin store. Lease Details: Years on Lease - 125 As of 1st January 2006 leaving 108 yrs. Annual Service charge - c.£3,570.00 / Annual ground rent - c. £470.00. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

B

Council Tax Band

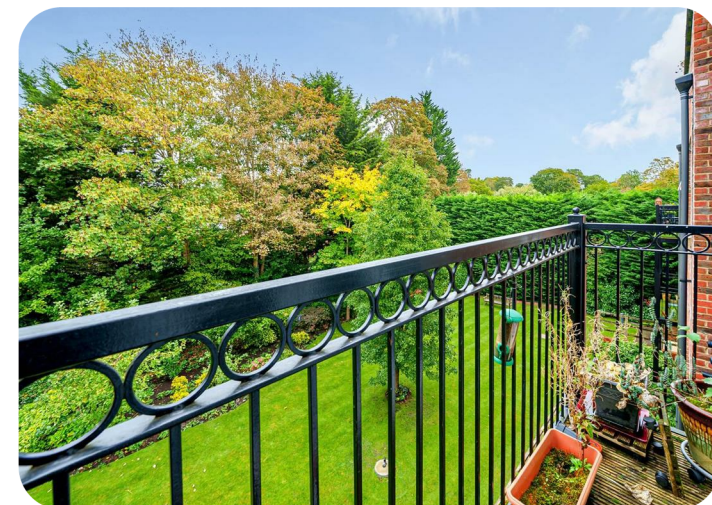
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Local Authority

Bracknell Forest Council

Directions

From our Crowthorne office turn right on to Dukes Ride and proceed through the New Wokingham Road traffic lights. Wellesley Court can be found on the right hand side approximately 100 metres after Coppice Gardens.



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



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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.

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



 /michaelhardestateagent
 @MichaelHardy_