



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

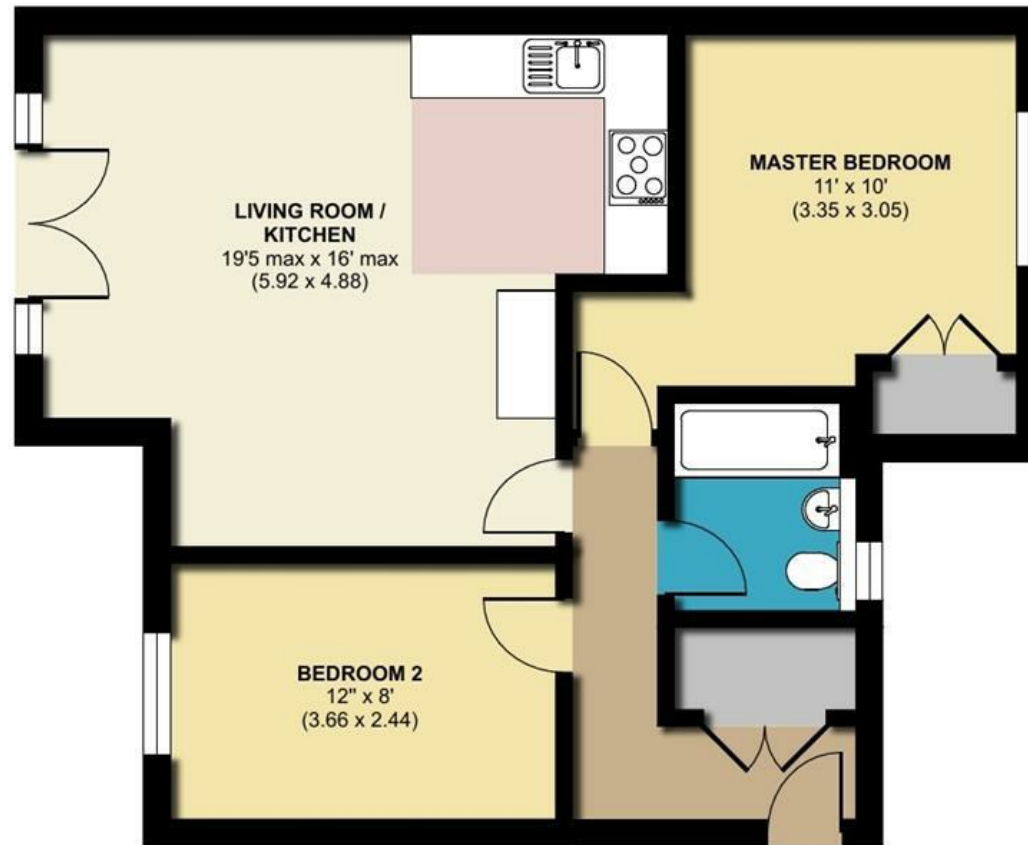
9 Brooms Court, Dove Close, Crowthorne, Berkshire, RG45 6GZ

OIEO £270,000
Leasehold

Brooms Court, Dove Close, Crowthorne

Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



FIRST FLOOR



Located on the highly desirable Bewley built Oakham Park development, a first floor modern apartment which still benefits from a current NHBC warranty. Accommodation comprises an entrance hallway with large storage cupboard, a fully fitted modern kitchen with integrated fridge, freezer, dishwasher, and washer/dryer, which is open plan to the living/dining room which benefits from a Juliette balcony. There are two bedrooms and a lovely bathroom suite. Further features include a video entry system and an allocated under-cover parking space.

- uPVC double glazed (some with professionally installed blinds)
- Gas radiator heating system

Situation

Oakham Park is one of the latest developments to be built in Crowthorne. Built by Bewley Homes, the development comprises a mix of apartments and houses. Oakham Park is ideally situated for the local Bucklers Park Country Park which provides an ideal space for walking and cycling. Local amenities are also within easy reach which includes Hatch Ride School and Edgbarrow School secondary Academy School.

Outside

The property benefits from one under-cover allocated parking space and further parking for visitors, there is a bike storage shed and bin cupboard. Lease details: 125 years from 1st January 2017 leaving 118 yrs. Annual ground rent is c.£300.00. Annual service charge is c.£1,948.00. 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

D

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn left onto Dukes Ride and left at the roundabout into Bracknell Road. Left at the next roundabout into Old Wokingham Road and sixth left into Swords Drive. Follow the road towards the end where Broom Court will be found on your right hand side.



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_