



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

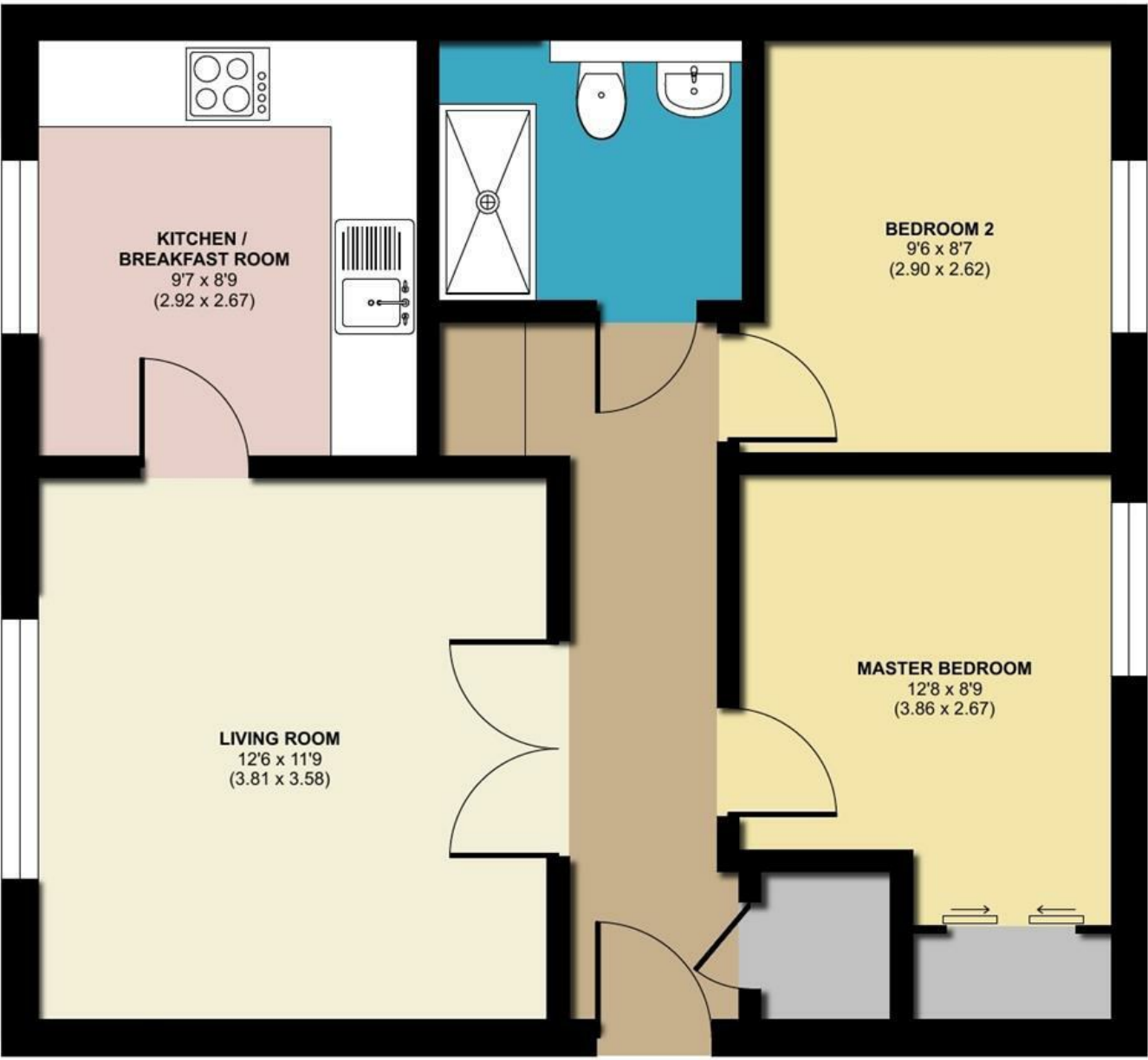
29, Copenhagen Walk, Crowthorne, Berkshire, RG45 7QU

OIRO £150,000
Leasehold

Copenhagen Walk, Crowthorne

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Michael Hardy. REF: 993535



Offered to the market with no onward chain, a vacant two bedroom first floor retirement apartment in the highly regarded Copenhagen Walk development. Ideally located within a short walk of the Village High Street and bus stop, this popular retirement home benefits from well maintained communal gardens and ample parking for residents and visitors. Accommodation comprises an entrance hallway, kitchen/breakfast room, living room, two bedrooms and a modern shower room. Viewings are highly recommended

- Gas radiator heating
- Popular retirement development
- Vacant possession

Situation

Copenhagen Walk is ideally situated within a short stroll of the village high street with its pleasant mix of shops and eateries. There are bus routes available to neighbouring towns and Wellington Woods and Wildmoor Heath Nature Reserve on your doorstep. Copenhagen Walk benefits from 24 hour care line with pull cord system, a residents laundry room and a residents lounge with an onsite estate manager. Please note the property is on the first floor and whilst there is a chair lift we have been advised this is not operational.

Outside

The property sits in an attractive courtyard with well-tended communal gardens to the front and rear, there is ample parking for both resident and visitors and a pathway behind the development providing convenient access to the high street. Lease Details: Years on Lease - 99 years from 1st October 1988. Leaving c.64 yrs. Annual maintenance charge - c.£3,367.00. 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

D

Local Authority

Bracknell Forest Borough Council

Directions

From our Crowthorne office turn left onto Dukes Ride and right at the roundabout into the High Street. At the next roundabout proceed straight over into Sandhurst Road, through the traffic lights and after about another 200 metres turn right into Byron Drive. Take the first right into Chaucer Road and second right into Goldsmith Way. Follow the road to the very end where Copenhagen Walk will be found on your right hand side.



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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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