



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

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

£370,000
Leasehold

Wellesley Court, Dukes Ride, Crowthorne

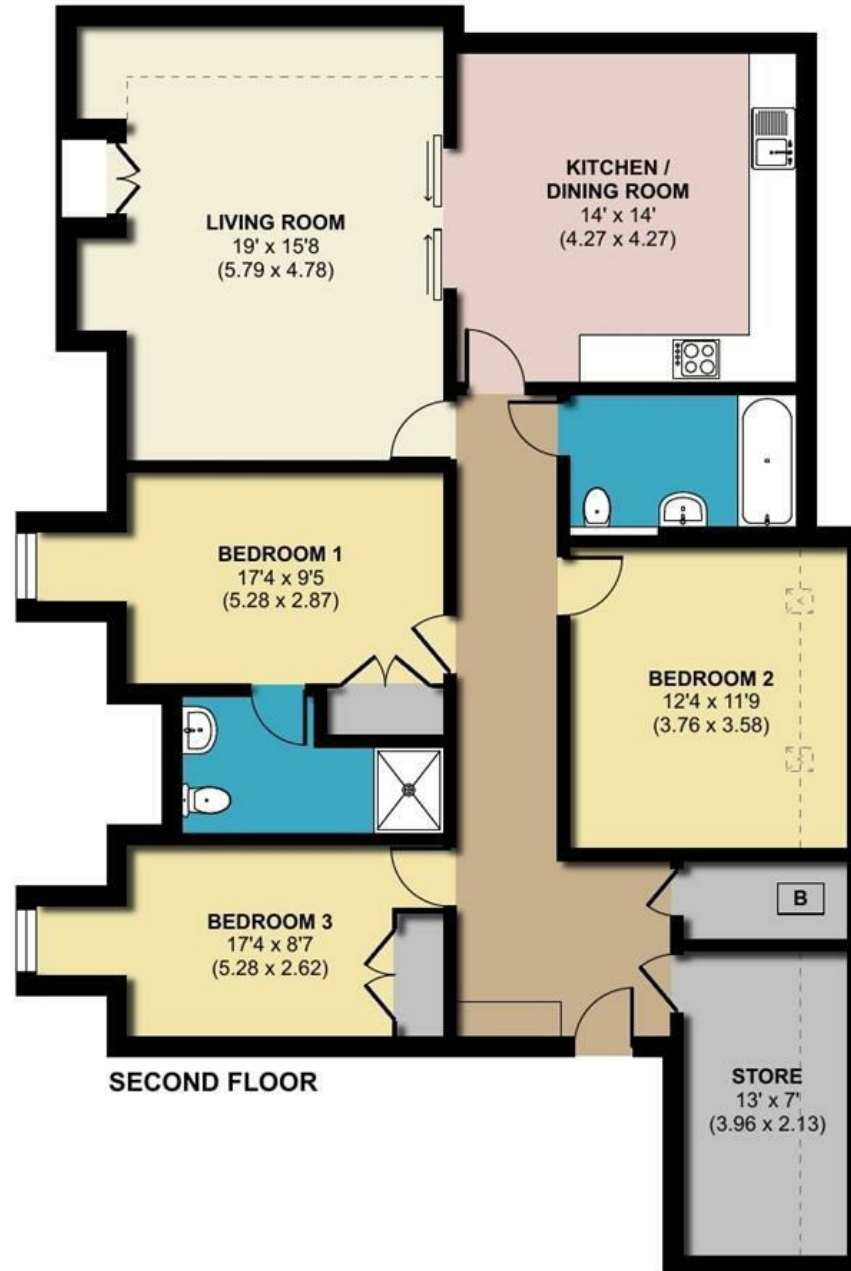
Approximate Area = 1253 sq ft / 116.4 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 1343 sq ft / 124.7 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Michael Hardy. REF: 1097627



Located in the prestigious gated Wellesley Court development, a top floor three bedroom penthouse style apartment which is offered to the market with no onward chain. Accommodation comprises an entrance hallway, a spacious walk in storeroom, master bedroom with ensuite shower room, two further bedrooms, a 19' living room with patio doors opening to a small balcony and a sizeable modern kitchen/dining room with integrated appliances. The property is presented in excellent order throughout and benefits from lift access from the ground floor, an allocated parking space and beautifully maintained grounds.

- Gas radiator heating and uPVC double glazed windows
- Lift access and allocated parking
- Rarely available three bedroom design

Situated

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 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. The communal rear garden is laid mainly 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 107 yrs. Annual Service charge - c.£3,018.86 / Annual ground rent - c.£470.49. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process. Please note due to the lease terms it is likely a deed of variation will be required.

Energy Performance Rating

C

Council Tax Band

D

Local Authority

Wokingham Borough 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

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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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