



**34, St. Francis Close, Crowthorne,
Berkshire, RG45 6DF**

£295,000 Leasehold



Located in a desirable gated development, adjacent to Crowthorne Train Station and within reach of Dukes Ride shopping parade with its café/craft ale and bakery, a larger than average penthouse style apartment offering 1,160 sq. Ft of living accommodation. The property is accessed via a lift to the top floor and accommodation is as follows: entrance hallway with numerous storage cupboards, a spacious 19' living/dining room, a separate fitted kitchen, a sizeable 17' master bedroom with fitted wardrobes and a modern ensuite, a generous guest bedroom with fitted wardrobes and a three piece family bathroom. The property benefits from an allocated parking space and visitor parking, well maintained communal gardens and is offered to the market with vacant possession.

- Gas radiator heating and double glazed uPVC windows
- Easy access to transport links, bar and café
- Backing onto woodland





Situation

St. Francis Close was built circa 2005 and is a sought after development situated to the west of Crowthorne village and adjacent to Crowthorne railway station. Reading, Bracknell and Camberley are only a short drive away and the property benefits from easy access to the M3 and M4 motorways. The Post Office, The Hive craft beer/café and Bakery are all within a short stroll.

Outside

Conveniently situated in a gated development near to Crowthorne News and Post Office, the apartment is accessed via the main communal door with security entry phone system and has stairs and a lift servicing all apartments. There is allocated parking for residents and visitor parking. Lease Details: Years on Lease - 125 As of 1st July 2005 leaving 106 yrs. Annual Service charge - c.£1,996.51/ Annual ground rent - c.£250.00. 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

E

Local Authority

Bracknell Forest Council

Directions

Turn right out of our office onto Dukes Ride, proceed through the traffic lights over the crossroads. Pass the small parade of shops on your right and turn left just after the Post office and before the train station where the gated entrance of St Francis Close will be found. The property is located in the furthest block.



St. Francis Close, Crowthorne

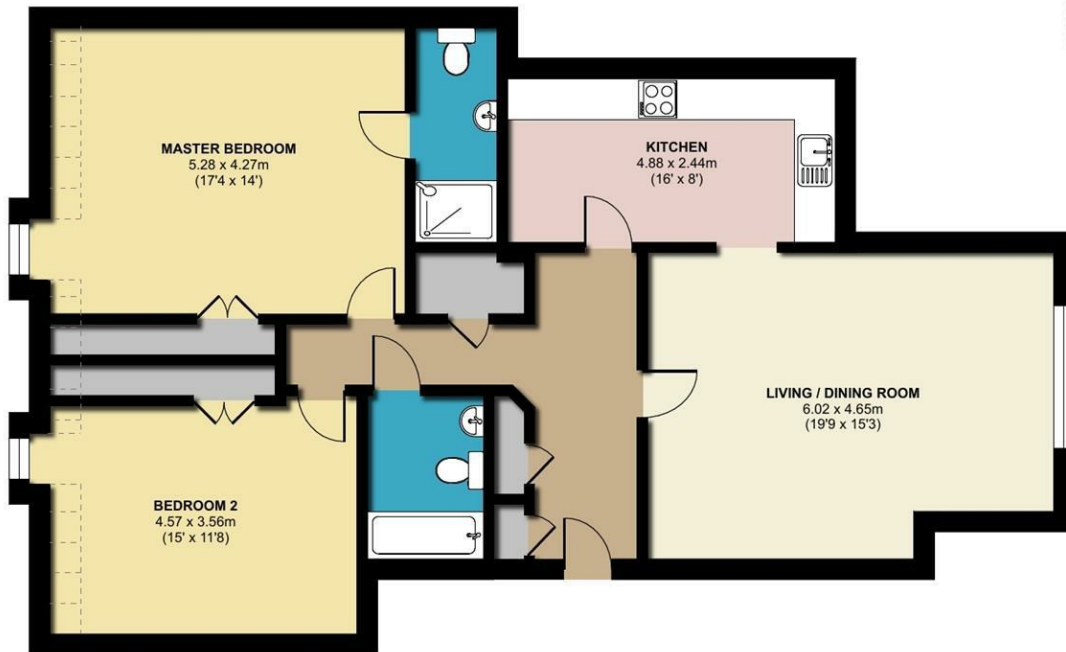
Approximate Area = 1125 sq ft / 104.5 sq m

Limited area Use(s) = 35 sq ft / 3.3 sq m

Total = 1160 sq ft / 107.8 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 1112646

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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, complies 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

Ref: 17659789 | Folio: C5793 | 18th April 2024