



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

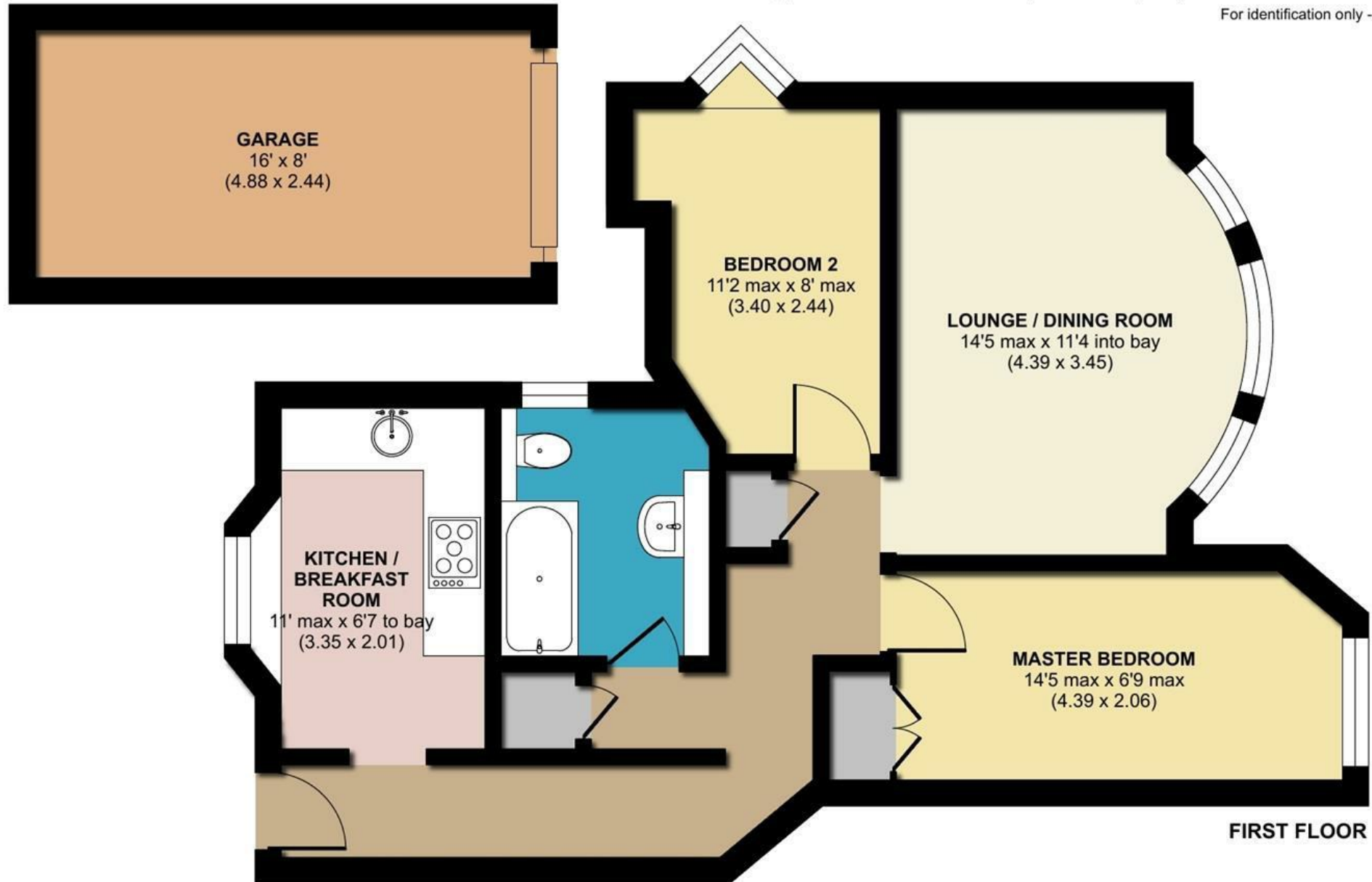
Flat 3, St Denis, 18, The Avenue, Crowthorne, Berkshire, RG45 6PG

OIEO £265,000  
Share of Freehold

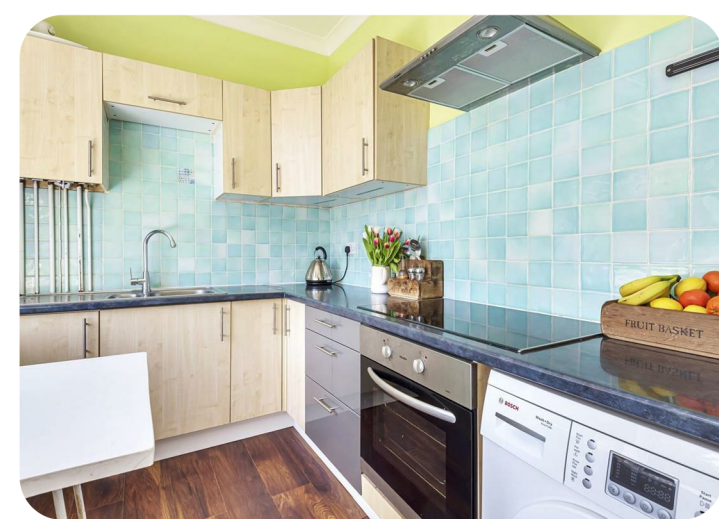
# The Avenue, Crowthorne

Approximate Area = 604 sq ft / 56.1 sq m (excludes detached garage)

For identification only - Not to scale



FIRST FLOOR



Located in one of the most desirable roads in Crowthorne and benefiting from a share of the freehold, a two bedroom first floor apartment in a converted character building believed to be built c.1904. Benefiting from a single garage in a block and two parking spaces, accommodation comprises as follows: entrance hallway with storage cupboards, kitchen, living/dining room with bay window, two double bedrooms and a family bathroom. The property is offered to the market with no onward chain.

- Gas radiator heating
- Character high ceilings
- Short walk to village
- Photographs taken 2022

#### **Situation**

located about half of a mile to the village High Street on The Avenue, which is regarded as one of Crowthorne's most desirable roads, an avenue made up of a variety of individual properties on mature good size plots. Good local schools at all levels are all within reasonable distance (subject to catchment areas).

#### **Outside**

The property is accessed by an external metal staircase. There are two off road parking spaces with the property and a shared communal garden mainly laid to lawn. Lease detail: 999 years from 1 January 2006 leaving 981 yrs. Currently there is no ground rent or monthly maintenance charge payable NB. This is information you should verify with your solicitor as part of the conveyancing process.

#### **Energy Performance Rating**

C

#### **Council Tax Rating**

C

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office, turn right onto Dukes Ride and proceed until you reach the second turning on the right which is The Avenue. The property can be found on the right hand side as indicated by our for sale sign.



### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

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### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

Ref: 15964893 | Folio: C5797 | 25th April 2024

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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