



**87, Heath Hill Road South, Crowthorne,
Berkshire, RG45 7BH**

£285,000 Leasehold



Built c. 2005 is this impressive spacious and light well presented second floor apartment located in the heart of Crowthorne and within a stones throw of the village high street. Presented in good order throughout the spacious accommodation comprises entrance hall, c.20ft living/dining room, modern fitted kitchen, two double bedrooms the master of which includes en-suite shower room and a further three piece family bathroom suite. Further benefits include secured allocated parking. A viewing of this apartment is highly recommended.

The development is accessed from Heath Hill Road South and then bear to the left and the secure allocated and visitor parking is located beyond the security barrier at the rear. There is a communal entrance door with security entry system and stairs leading to the second floor apartment.

Heath Hill Road South is located in a quiet street within a short stroll of the village High Street with its variety of stores, eateries, general amenities and with easy reach of Edgbarrow school. Also nearby are many noteworthy 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.

- No onward chain
- Secure allocated parking space and visitor parking
- Ensuite to master bedroom
- Close to village high street
- Two double bedrooms





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Bracknell Forest Council

Energy Performance Rating: C

Years remaining: 106 Years

Annual service charge: £2365.44

Annual ground rent: £250.00

Ground rent review period: Every 25 years, in line with RPI, next review 2030

NB: this is information that should be verified with your solicitor as part of the conveyancing process.

Part B

Property construction – Standard form

Services:

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electric Heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 18 Mbps – Highest available upload speed 1 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 Mbps

Ultrafast – Fibre to the premises (FTTP) - Not available.

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Flooding

We understand the flood risk summary for the area around the property is considered Low risk and for surface water flooding it is considered Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is allocated and visitor parking available at the property



Heath Hill Road South, Crowthorne

Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1124129

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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