



**31 Oak Lodge, New Road, Crowthorne,
Berkshire, RG45 6SL**

£130,000 Leasehold



Offered to the market with no onward chain, a well presented and well maintained one bedroom first floor retirement apartment in a bright and quiet position overlooking the rear communal gardens and school. Presented in good order throughout, the accommodation comprises an entrance hallway, modern fitted kitchen, lounge/diner, double bedroom and a re-fitted shower room. Oak Lodge benefits from an onsite warden, a communal residents lounge, well maintained communal gardens and resident and visitor parking to the front.

At the front is a block paved private residents and visitor parking area with gated access. At the rear of the development are secure gardens which are well tended with areas of lawn, various shrub borders, a winding pathway with benches and a patio area.

Oak Lodge is a well maintained retirement development situated within a few hundred metres of the village High Street and therefore ideally placed for local shops and amenities, doctor surgery and bus routes among others. There is a secure entry system to the development with a communal lounge and drying room on the ground floor and a lift serving the apartments in the front block with a stairlift for the first floor apartments in the rear block.

- Desirable non estate setting
- Close to village high street
- Residents and visitor parking
- Well Presented
- Security entry system to block
- Communal Lounge





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Bracknell Forest Council

Energy Performance Rating: C

Term: 99 years from 1st January 1989

Years remaining: 64 yrs

Annual service charge: c.£3,401.00

There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Part B

Property construction – Standard form

Services:

Gas – No Gas to Property

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electric panel and storage heaters

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 19 Mbps – Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed: 20 Mbps

Ultrafast -(FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed: 1000 Mbps

Mobile Phone Coverage

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

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, 27/06/24, the vendors are in the process of completing the application.

Part C

You must be 55 years of age or over to purchase in Oak lodge

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

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

Parking

There is no allocated parking available at the property, the parking is provided by the communal bays to the front of Oak Lodge.



Oak Lodge, New Road, Crowthorne, RG45

Approximate Area = 499 sq ft / 46.3 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). © nichecom 2024. Produced for Michael Hardy. REF: 1150036

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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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