



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

£105,000 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.

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

Council Tax Band: C
Local Authority: Bracknell Forest Council
Energy Performance Rating: C

Leasehold information:
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.

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.





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Approximate Area = 499 sq ft / 46.3 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: 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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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