



Flat 10 Emerson Court, Albert Walk
Crowthorne
Berkshire, RG45 7EB

Guide Price £250,000 Leasehold



An immaculately presented spacious two bedroom ground floor apartment which is ideally located for access to Crowthorne High Street and would suit a first time buyer, investment buyer or someone looking to downsize. The accommodation comprises two double bedrooms, living room with direct access to the communal garden, modern fitted kitchen and family bathroom suite. Outside are well maintained communal gardens and ample residents and visitor parking spaces. A viewing is highly recommended.

- Close to village high street
- Two double bedrooms
- Ground floor
- Direct access to communal gardens
- Allocated parking
- Immaculately presented

There are two blocks which make up the Emerson Court development. Between the blocks is ample residents and visitor parking spaces. To most sides of the development there is a screen of established hedgerow or fencing with the main entrance to the parking area located along Albert Walk. There are some areas of lawn with a drying area plus an external shared bin storage cupboard.

Emerson Court is within walking distance of the village centre, conveniently located for the High Street with its variety of shops, cafes and general amenities. Good local schools at all levels. The property would make an ideal first time purchase, an investment buy or a buyer downsizing and requiring easy access to the High street.

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

Leasehold information
Term: 190 yrs from 25th March 1995
Years remaining: 160
Annual Service charge: £1,788.36
Ground Rent: Peppercorn
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

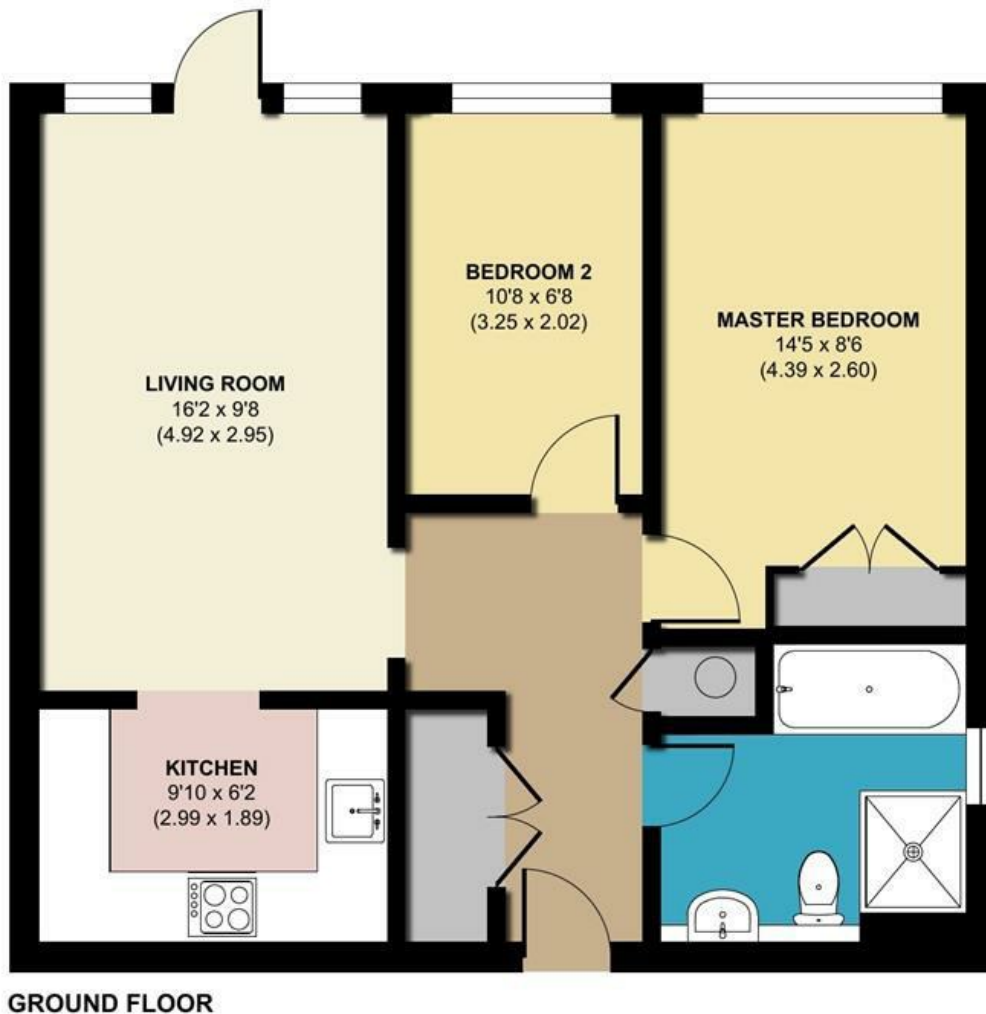




Emerson Court, Albert Walk, Crowthorne

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1243092

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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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