



Flat 3, Wulwyn Court, Linkway  
Crowthorne  
Berkshire, RG45 6ET

**£285,000 Leasehold**



Presented in immaculate order throughout and benefitting from a balcony with views over the well tended communal gardens, a two bedroom first floor apartment in the popular area of Edgcumbe Park. As you walk in the front door you are greeted by a bright and airy living/dining room with access to the balcony and store cupboard. There is a well presented modern 16' kitchen, two double bedrooms which both benefit from fitted wardrobes and a bathroom. Viewings are highly recommended.

- Immaculately presented
- Fitted wardrobes to both bedrooms
- Gas radiator heating and double glazed windows
- Modern fitted kitchen
- Balcony overlooking well-tended grounds
- Carport

Outside, the property benefits from well maintained communal gardens which are mainly laid to lawn with mature trees and shrubbery. Parking is via a spacious car port.

Wulwyn Court is located off Linkway which is one of the most desirable roads on the development. Edgcumbe Park is a popular award winning development of apartments, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west.

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

Leasehold information  
Term: 999 yrs from 1st January 1960  
Years remaining: 934

Annual Service charge: £1164.00  
Annual Ground rent: Peppercorn

The vendor informs us that flat 3, Wulwyn Court owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Linkway, Crowthorne

Approximate Area = 675 sq ft / 62.7sq m

Store = 11 sq ft / 1 sq m

Total = 686 sq ft / 63.7 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: 1294054

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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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Ref: 14590818 | Folio: C5925 | 21st May 2025