



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

Flat 32 Oak Lodge, New Road, Crowthorne, Berkshire, RG45 6SL

£90,000  
Leasehold



# Oak Lodge, New Road

Approximate Area = 497 sq ft / 46.2 sq m

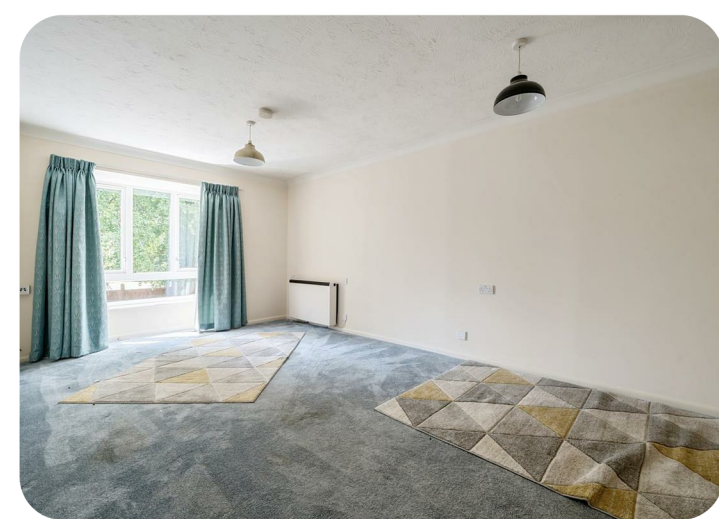
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Michael Hardy. REF: 992104



Offered to the market with no onward chain, a first floor one bedroom retirement apartment to the rear of the block overlooking the communal grounds and school. Accommodation comprises an entrance hallway, kitchen with window, lounge/diner, double bedroom and a lovely refitted 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.

- 1st floor apartment is accessed by chair lift and stairs
- Security entry system to block
- Vacant possession

#### **Situation**

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.

#### **Outside**

At the front is a block paved private residents and visitor parking area with gated access and a timber mobility scooter store. At the rear of the development are secure gardens which are well tended with areas of lawn, a winding pathway with benches and a patio area. Leasehold Details: 99 Years on Lease from 1st January 1989. Maintenance charge - from 1/4/24 £283.38 per month (£850.14 per quarter). There is a resale fee of 1.0% 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.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

C

#### **Local Authority**

Bracknell Forest Borough Council

#### **Directions**

Oak Lodge is situated off New Road which is immediately next to our Crowthorne Office.





## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

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[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

## Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)



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

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



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