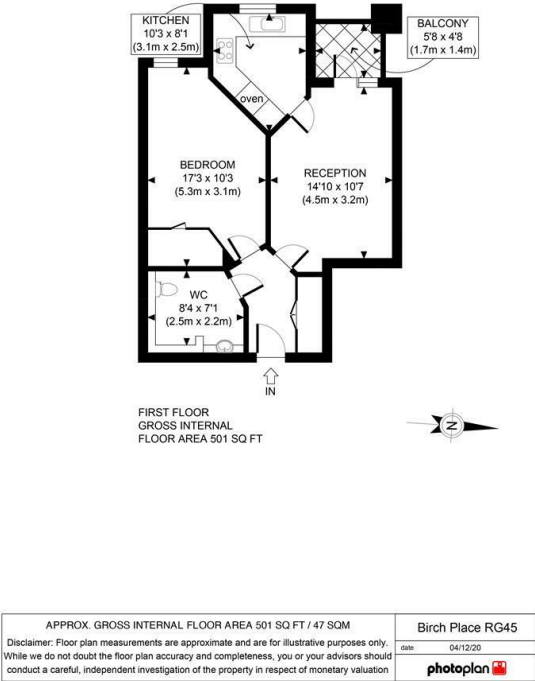


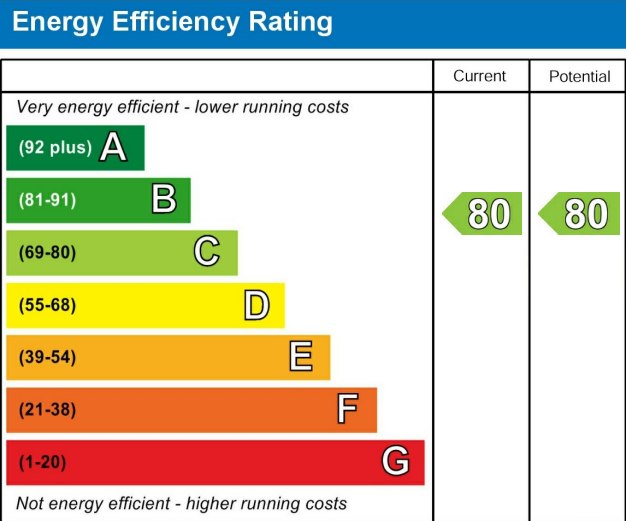
McCARTHY STONE  
RESALES

35 BIRCH PLACE

DUKES RIDE, CROWTHORNE, RG45 6GT



COUNCIL TAX BAND: C



This one bedroom first floor apartment has a walk-out balcony with a westerly aspect providing the perfect spot to relax and enjoy warm summer evenings. It's position within this award winning Retirement Living PLUS development is an absolute must have. Located in Crowthorne, this age exclusive over 70's development has a range of lifestyle features.

PRICE REDUCTION

ASKING PRICE £295,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# DUKES RIDE, CROWTHORNE

## SUMMARY

Birch Place is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a fully fitted kitchen, fitted and tiled shower room, spacious bedroom and lounge. 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens. There are fully equipped laundry rooms and a bistro restaurant serving freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Birch Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Situated in one of the most affluent areas in Berkshire, Crowthorne is a peaceful and picturesque village with plenty to offer retirees. Birch Place is in close proximity to the town centre that has the perfect mix of high street and independent shopping as well as a selection of coffee shops and restaurants. The town centre also benefits from a Lidl and Co-operative, providing you with local amenities for your every day needs. Dinton Pastures Country Park is ideal for leisurely walks with acres of tranquil woodland.



## ENTRANCE HALL

Front door with spyhole leads to the spacious entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A well presented and spacious living room with plenty of natural daylight. Glazed patio door with windows to side opening onto a walk out balcony. Ceiling light point, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern kitchen units and co-ordinating work surfaces. Contemporary ceiling lights and plinth lighting. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a fitted electric oven and microwave oven. There is also a fitted electric ceramic hob with a stainless steel extractor over and splashback. Electrically operated window. Tiled flooring with underfloor heating.

## BEDROOM

A large double bedroom with door to walk-in wardrobe fitted with drawers, shelving and rails. TV and phone point and ceiling lights. Deep window to allow ample natural light.

## SHOWER ROOM

Modern bathroom fitted with; WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room vinyl flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spot light. Tiled floor with underfloor heating.



# 1 BEDROOMS £295,000

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening.

Service Charge: £10,451.86 per annum (for financial year ending 31/03/2025)

## LEASE INFORMATION

Lease Length: 999 years from January 2018  
Ground Rent: £435 per annum  
Ground Rent Review date: January 2033

## CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum,. Permits are available on a first come, first served basis.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

