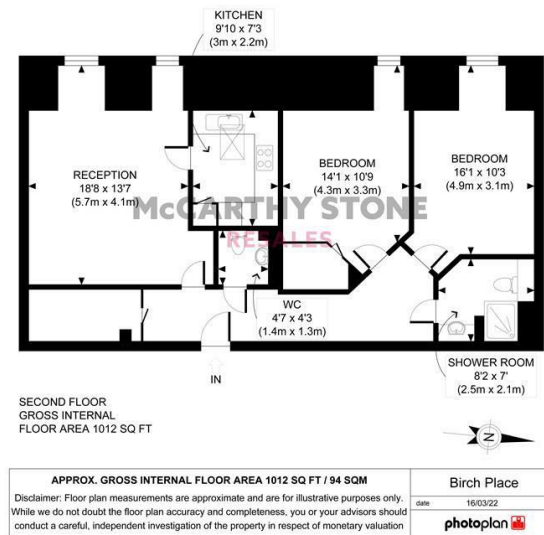


51 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £350,000 Leasehold

This beautifully presented two bedroom second floor apartment must be viewed to be appreciated. It is located within the sought after Birch Place retirement living development boasting added benefits such as a bistro style restaurant serving freshly prepared meals daily, superb landscaped gardens with a BBQ and seating areas and a communal lounge for socializing, to name but a few.

Call us on 0345 556 4104 to find out more.

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

## 2 bed | £350,000

### 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 modern fully fitted kitchen, fitted and tiled shower room, separate WC, two spacious bedrooms and living room. 24 hour emergency call system. Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite/hairdressing salon 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 bedrooms and bathrooms 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 center that has the perfect mix of high street and independent shopping as well as a selection of coffee shops and restaurants. The town center 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 Hallway

Front door with spyhole and letter box leads to the spacious entrance hallway, with wall mounted emergency response and intercom/door entry system, radiator, illuminated light switches and smoke detector and large storage cupboard. From the hallway doors lead to the living room, two double bedrooms, shower room and a guest cloakroom/WC.

### Living Room

A living/dining room of ample proportions with a westerly aspect. There are 2 ceiling lights, a radiator, TV & telephone points, Sky/Sky+ point, raised electric sockets. A partially glazed door leads into a separate kitchen.

### Kitchen

Fully fitted modern kitchen with high gloss cupboard doors and coordinating work surfaces. The stainless steel sink with chrome mixer tap sits beneath an electrically operated window, allowing plenty of natural light.

There are integrated NEFF appliances including fridge/freezer, microwave oven, ceramic hob with a stainless steel cooker hood, and mid height electric oven. Contemporary ceiling lights and plinth lighting. Tiled floor with underfloor heating.

### Bedroom One

A large double bedroom with door to a generous walk-in wardrobe fitted with drawers, shelving and hanging rails. TV and phone point, radiator and emergency pull cord. Ceiling lights and window.

### Bedroom Two

A spacious second double bedroom with radiator, TV and phone point and emergency pull cord. Ceiling lights and window.

### Shower Room

Fitted shower room featuring a stylish rain shower, level access and slip resistant tiling with underfloor heating. Modern suite comprising close-coupled WC and wash basin with fitted vanity surround including storage below and an illuminated mirror above with integrated shaver point. Tiled walls, heated towel rail, grab rails, emergency pull cord and ceiling spot light.

### Cloakroom/WC

Part tiled walls, WC, wash hand basin with fitted vanity unit and illuminated mirror above.

### 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. To find out more about service charges please contact your Resales Property Consultant.

Service Charge: £13,806.85 per annum (for financial year ending 31/03/2025)

### Lease information

Lease Length: 999 years from January 2018

Ground Rent: £510 per annum

Ground rent review date: January 2033

### Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum.

### Additional Information & Services

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

