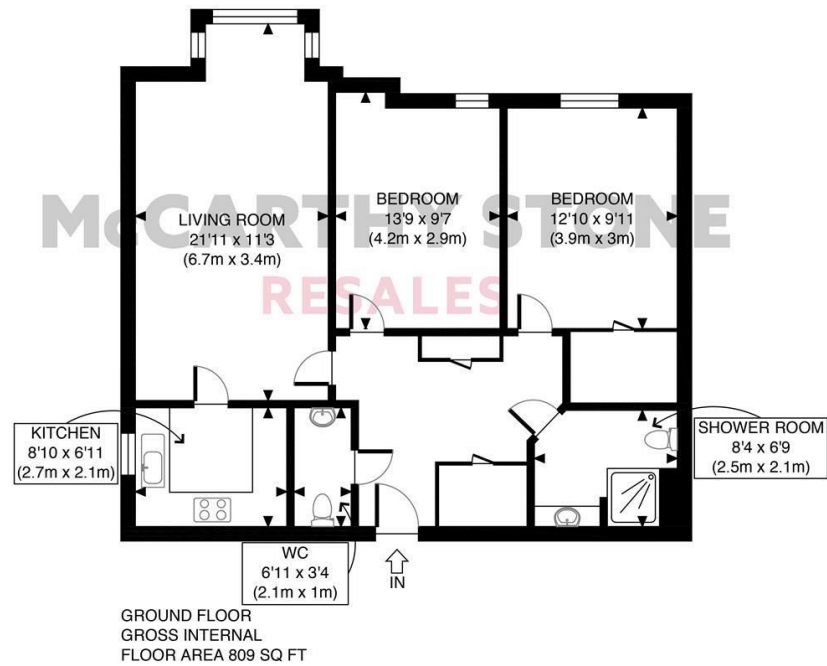


# McCARTHY STONE RESALES

## 9 BIRCH PLACE DUKES RIDE, CROWTHORNE, RG45 6GT



APPROX. GROSS INTERNAL FLOOR AREA 809 SQ FT / 75 SQM	Birch Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 18/03/24
	photoplan

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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A beautifully presented southerly facing two bedroom ground floor apartment and must be viewed to be fully 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.

## ASKING PRICE £380,000 LEASEHOLD

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

# BIRCH PLACE, DUKES RIDE, CROWTHORNE

2 BED | £380,000

## 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 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 HALL

Front door with spyhole and letter box leads to the large entrance hallway, with wall mounted emergency response and intercom/door entry system, radiator, illuminated light switches and smoke detector and a 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 stunning living/dining room of ample proportions featuring an elegant box bay window glazed almost from floor to ceiling providing a tremendous amount of natural light. 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 an excellent range of base and wall units and drawers fitted 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 extractor cooker hood, and mid height electric oven. Contemporary ceiling lights and plinth lighting. Tiled flooring.

## 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 deep double glazed 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. 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.

## WC/CLOAKROOM

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. 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)

## LEASEHOLD

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

