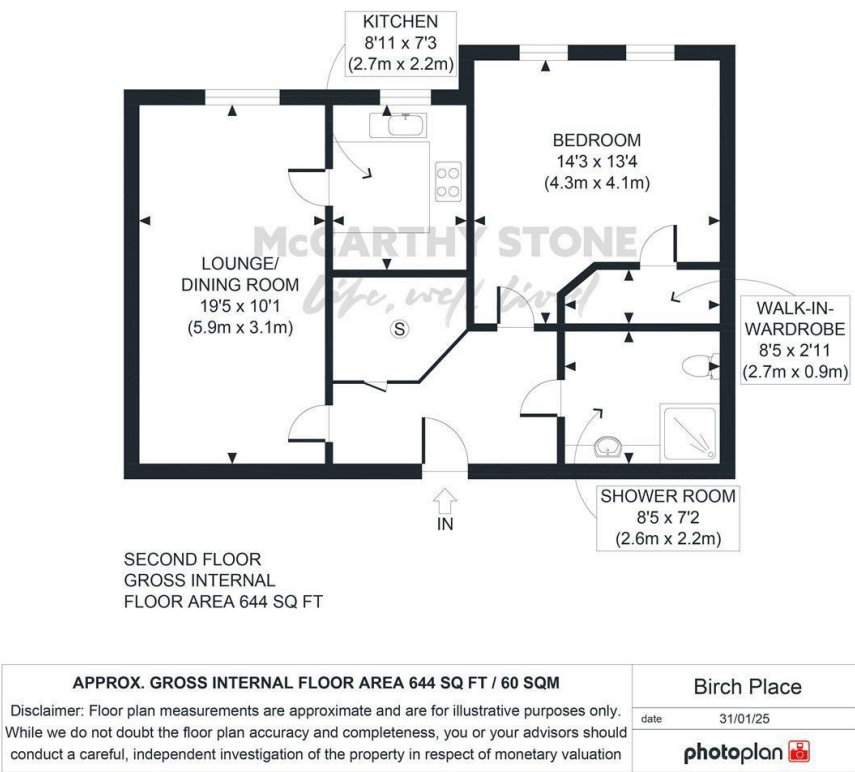


40 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



Asking price £240,000 Leasehold

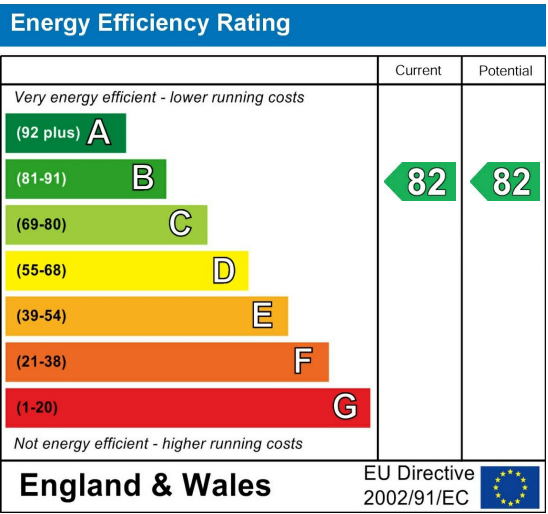
A SUPERB and particularly SPACIOUS one double bedroom retirement apartment, situated on the second floor and OVERLOOKING THE LANDSCAPED COMMUNAL GARDENS.

Birch Place is an age exclusive development for the over 70's situated in Crowthorne. Residents benefit from a range of lifestyle features, to include; a BISTRO RESTAURANT serving fresh meals daily, a Club lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and MORE!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



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.



Birch Place, Dukes Ride, Crowthorne

1 Bed | £240,000

Development Overview
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.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens with seating areas. There is a fully equipped laundry room 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).

For safety and peace of mind there is a 24 hour emergency call system provided by a personal pendant and call points in the entrance hall, 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.

Local Area
Situating 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.

Apartment Overview
A very well presented, modern apartment situated on the second floor and boasting views over the communal gardens. The property comprises of a bright and airy living dining room, a modern fitted kitchen, contemporary wet room style shower

room, a particularly spacious double bedroom with walk-in wardrobe and a 24 hour emergency call system.

Entrance Hall
Front door with spyhole leads to the spacious entrance hall, where the 24 hour emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk-in storage and airing cupboard. Other doors lead to the bedroom, living room and shower room.

Living Room
A very well presented and spacious living/dining room with plenty of natural daylight benefitting from a large double glazed window overlooking the landscaped gardens. Two ceiling light points, raised power points, TV & telephone points and Sky & Sky+ connection point. Partially glazed door leads onto a separate kitchen.

Kitchen
Fully fitted kitchen with an extensive range of modern units fitted with gloss white cupboard doors and contrasting work surfaces. Contemporary ceiling lights and plinth lighting. Stainless steel sink with chrome mixer tap and drainer unit sits below the electrically operated window with views of the communal gardens. There is an integrated fridge/freezer, a fitted electric oven and microwave oven. There is also a fitted electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Tiled flooring with underfloor heating.

Bedroom
A larger than average double bedroom with door to walk-in wardrobe fitted with drawers, shelving and rails. TV and phone point and ceiling light, two deep windows overlooking the gardens.

Shower Room
Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror with integrated shaver point, walk-in level access shower with thermostatically controlled shower. Extensively tiled walls and wet room anti-slip flooring, electric heated towel rail, grab rails, emergency pull cord, ceiling spot lights and underfloor heating.

- 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.

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

Lease Information
999 years from the 1st 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.

