



**3 Bed Flat - Purpose Built**  
**£325,000**

  
**BERKSHIRE**  
COUNTY & CO ESTATE AGENTS



St. Francis Close

Crowthorne

RG45 6DF



Offers in excess of £325,000

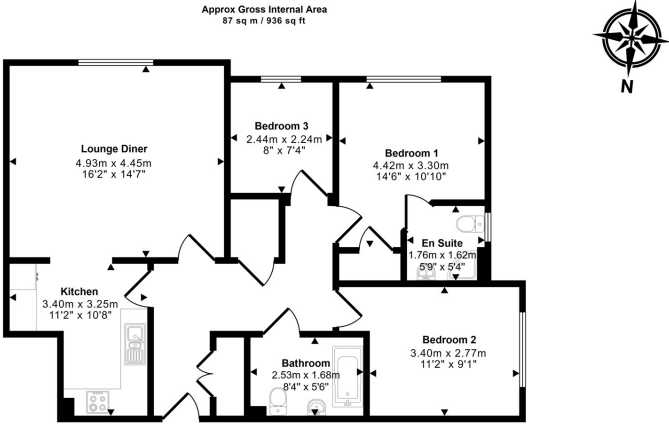
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

- No Onward Chain
- Close to Crowthorne Train Station
- Get to London in under an hour.
- 3 Spacious Bedrooms
- En Suite and a main Bathroom
- Bright and Modern Apartment
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Communal Garden

SUMMARY

No onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without unnecessary delays.

**Seller’s View:**  
 “I’ve loved living in this cosy, bright and spacious 3-bed apartment for over 10 years. The layout flows beautifully and has always felt welcoming. Being right next to Crowthorne train station has made life so convenient, with Wokingham just 5 minutes away, and local favourites like The Hive and U Bakery are a real treat. I’ve also enjoyed the lovely woodland and lakeside walks, especially around Horseshoe Lake. Now it’s time for my next chapter as I move in with my partner, and I’m excited to pass this home on to its next owner to enjoy just as much as I have.”

The flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample space for everyone, whether you require a guest room, a home office, or a children’s bedroom. The property also boasts two bathrooms, ensuring that morning routines are a breeze for all occupants.

Situated in Crowthorne, this flat benefits from a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links. The area is known for its community spirit and beautiful surroundings, making it a wonderful place to call home.

**Perfect for:**  
 Professional couple or small family seeking convenient living. The property is just a short walk from Crowthorne train station, offering easy connections to Wokingham, Reading, and London in under an hour. With no onward chain, this home presents a fantastic opportunity for those looking to move quickly.