



**Flat 3, St. Annes Court, Dukes Ride,  
Crowthorne,  
Berkshire, RG45 6DN**

**OIEO £240,000 Leasehold - Share of Freehold**



A stunning two bedroom apartment in a converted period building within easy reach of the village High Street and train station. A communal front door opens to the staircase leading to the first floor where the apartment will be found. The current seller has significantly improved the property with a full refurbishment throughout creating a perfect blend of contemporary styling and period features. Accommodation comprises an entrance hallway, open plan kitchen/living/dining room, two good sized bedrooms and a beautiful high specification shower room. The property is offered to the market with no onward chain.

- No onward chain
- Stunning modern kitchen
- Short walk to village
- Immaculately presented
- Contemporary bathroom
- Photographs taken in 2021

At the front of the building there is ample parking for residents and visitors. A pathway leads round the side of the building to the well-tended communal gardens and seating area.

The property is within walking distance of the village centre and conveniently located for the High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the Heath Lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike.

Council Tax Band: B  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C

Leasehold information  
Term: 155 yrs from 25 December 1989  
Years remaining: 118 yrs  
Annual Service charge: c.£1,560.00  
The vendor informs us that Flat 3 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Dukes Ride, Crowthorne

Approximate Area = 501 sq ft / 46.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Michael Hardy. REF: 698167

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.  
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