

Property ref: 170817



Edrich Grange, Crowthorne, RG45 7FJ

£1,425 PCM



This spacious two bedroom second floor apartment comprises an entrance hall, modern open plan kitchen living room with a Juliette balcony, a family bathroom suite with a shower over the bath and two double bedrooms. The primary bedroom benefits from an en-suite shower room. Gas Central Heating. Allocated parking spaces with further visitor bays. Unfurnished. Communal Gardens. EPC Rating: B. Bracknell Forest Council Tax Band C. Excellent location for central Crowthorne and Bucklers Park. Managed by Michael Hardy.

Available 21/07/2026

- Two Bedroom Second Floor Apartment
- Desirable Central Crowthorne Location
- Modern Open Plan Kitchen and Dining
- En-suite Shower Room
- Allocated Parking
- Unfurnished. Managed by Michael Hardy.

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk www.michael-hardy.co.uk

Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Heating Type (Gas, Elec, communal boiler etc.): Gas central

Water supply: MAINS

Drainage info: MAINS

Electricity supply: MAINS

Gas supply: MAINS

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

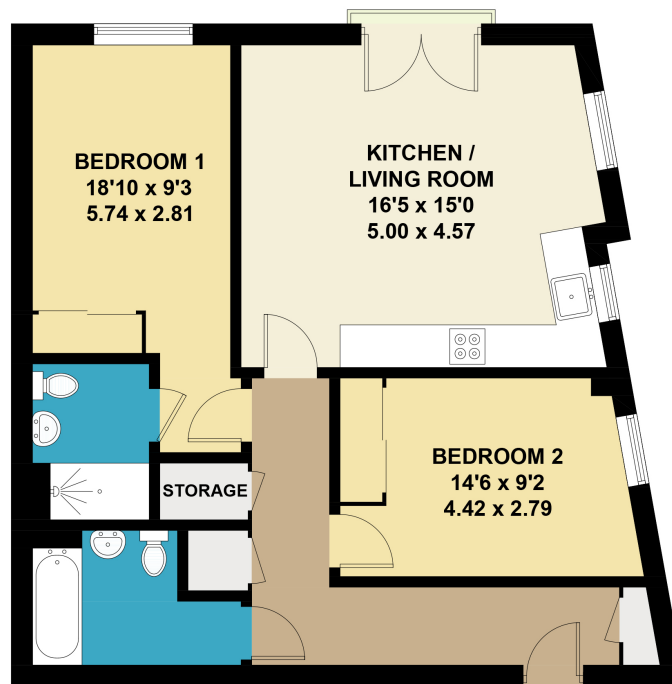




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	86	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Edrich Grange, Crowthorne

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m

**SECOND FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1189239)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy