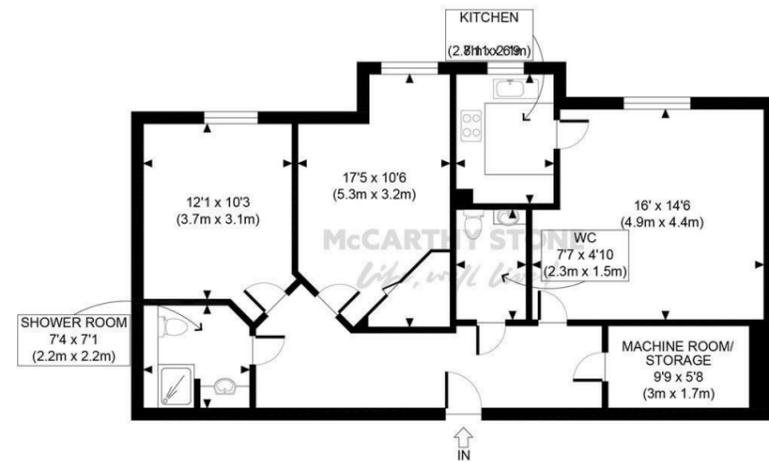


**23 Birch Place**

Dukes Ride, Crowthorne, RG45 6GT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 897 SQ FT

|   |               |
|---|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 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 07/01/26 |
|   | photoplan     |



Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      | 87        |
| (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 |           |



**Asking price £335,000 Leasehold**

\*Join us for coffee & cake at our Open Day - Thursday 26th March 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!\*

A beautifully presented FIRST FLOOR apartment comprises a spacious living room, two double bedrooms, a modern fully fitted kitchen, shower room and a guest WC/cloakroom, all windows look out over the gardens. Birch Place, a McCarthy Stone retirement living plus development is nestled in Crowthorne and boasts landscaped gardens, a communal lounge where SOCIAL EVENTS take place and an on-site BISTRO serving freshly prepared meals daily.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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

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# Dukes Ride, Crowthorne, RG45 6GT

## 2 Bed | £335,000

### Summary

Birch Place is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s who wish to enjoy independent living but may need some extra care and support.

An Estate Manager leads the team and oversees the development. Communal facilities include a Club lounge where social events and activities take place, a wellbeing suite and landscaped gardens. A fully equipped laundry room and a bistro restaurant serving freshly prepared meals daily. If your guests wish to stay, there's a guest suite which can be booked (fees apply). The 24 hour emergency call system is provided by a personal pendant and call points in the apartments and throughout the development 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.

The apartment comprises of a modern fully fitted kitchen, fitted and tiled shower room, separate WC, two spacious double bedrooms and a living room.

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 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.

### Entrance Hall

Front door with spyhole and letterbox leads to the exceptionally spacious entrance hall, with wall mounted emergency response and intercom system, radiator, illuminated light switches and smoke detector and a spacious storage cupboard. There is a guest cloakroom with a WC and wash hand basin with fitted vanity unit and illuminated mirror above.

The two double bedrooms, living room and shower room are all accessed from the entrance hall.

### Living Room

A very well presented and spacious living/dining room with deep windows overlooking the landscaped gardens and communal patio area. Two ceiling lights, a radiator, TV & telephone points, Sky & Sky+ point. A partially glazed door leads into a separate kitchen.

Power points throughout the apartment are conveniently placed at waist height.

### Kitchen

Fully fitted modern kitchen with high gloss cupboard doors and contrasting work surfaces and a stainless steel sink with chrome mixer tap sits beneath an electrically operated window, allowing plenty of natural light.

There are integrated NEFF appliances including a mid height electric oven with microwave above, fridge/freezer, ceramic hob with a stainless steel cooker hood. Contemporary ceiling lights and plinth lighting. Tiled floor.

### 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 a deep window allowing plenty of natural light overlooking the landscaped gardens.

### Bedroom Two

A second spacious double bedroom with radiator, TV and phone point and emergency pull cord. Ceiling lights and deep window overlooking the gardens.

### Shower Room

Modern fitted shower room featuring a stylish rain shower, level access and slip resistant tiling with underfloor heating. 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

Partly tiled and fitted with suite comprising of low level WC, vanity unit with wash basin and storage below, illuminated mirror above with integrated shaver point, electric heater and extractor fan.

### 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

Annual Service Charge: £14,601.38 for financial year ending 31/03/2027

Speak with our entitlements advisor to check out benefits you may be entitled to!

### Leasehold

Lease : 999 Years from 1st Jan 2018

Ground rent: £510 per annum

Ground rent review: 1st Jan 2033

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

