

Property ref: 141018



## The Annexe, 2B Larkswood Drive, Crowthorne, RG45 6RL

**£1,350 PCM**



Beautifully Presented Two Bedroom Self Contained Annexe In Popular Crowthorne. There Has Had a Recent Refurbishment Throughout The Property To High Standard, Entrance Lobby To Living Room Into Spacious Kitchen And Breakfast Room, Brand New Modern Appliances, Stylish Staircase To First Floor, One Good Size Double And Single Bedroom With Storage, Newly Installed Shower Room With Quality Sanitary Ware, Benefits From Generous Driveway Providing Two Off Street Parking Spaces. Short Walk From Crowthorne High Street. Wokingham Council Tax Band B. EPC Rating C. Unfurnished.

**Available 07/08/2026**

- Two Bedroom Annexe In Popular Crowthorne
- Recently Refurbished Throughout To High Standard
- Driveway Parking For Two Cars
- New Kitchen Appliances
- Brand New Family Shower Room
- Unfurnished ; Gas Central Heating

\*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](http://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.

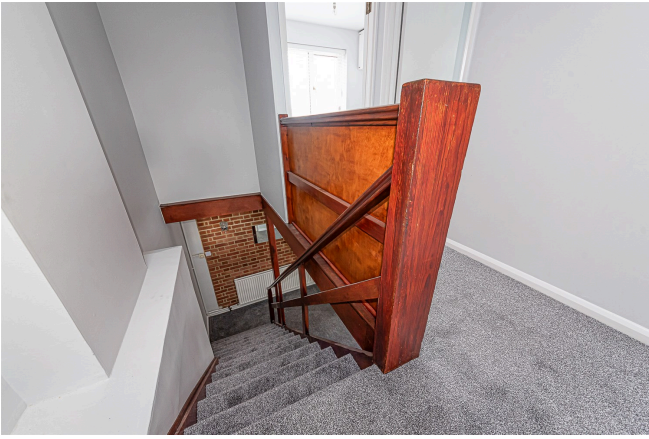
**0118 9776 776**

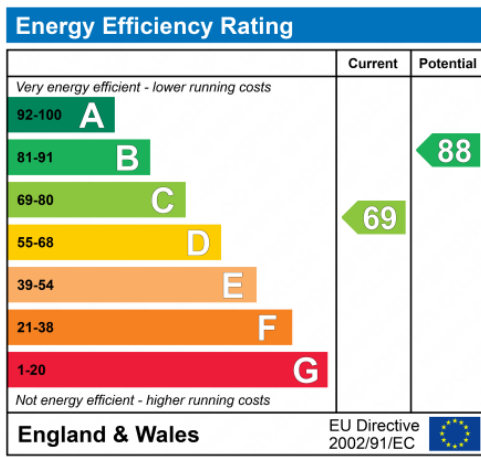
**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

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

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.

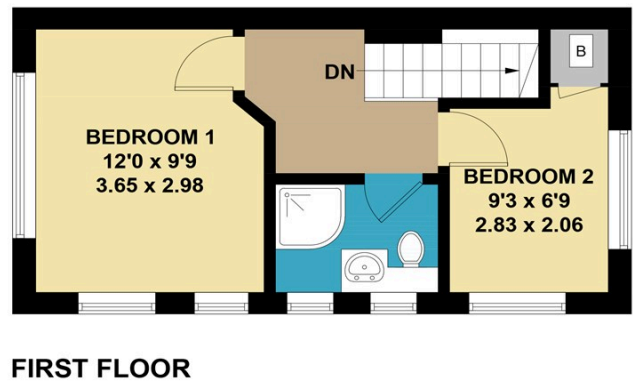
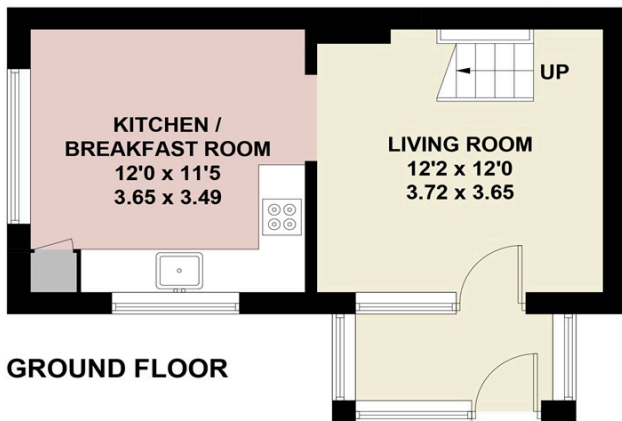






### Larkswood Drive, Crowthorne

Approximate Gross Internal Area = 624 sq ft / 58 sq m



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. (ID 1044907)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy