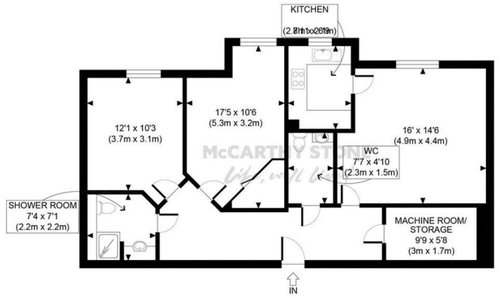
Excellent

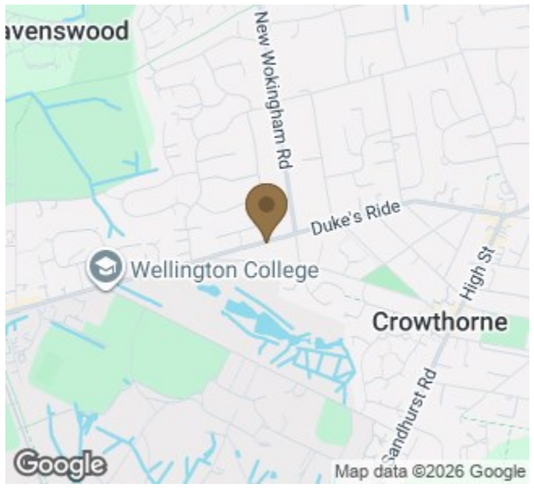
Trustpilot

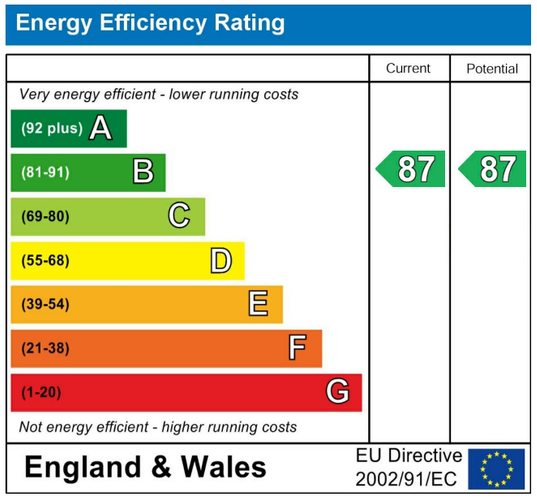
McCarthy & Stone
Resales.



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





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Birch Place

Dukes Ride, Crowthorne, RG45 6GT

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Birch Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £320,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious two bedroom retirement apartment in a great location
- Stunning views across the communal gardens
- Estate Manager & 24 hour staffing
- In-house Bistro restaurant serving freshly prepared meals daily
- Guest suite for family or friends
- Wellness/Hairdressing suite
- Communal Lounge where social events take place
- Lovely landscaped gardens with seating and BBQ area
- Mobility scooter store with charging points
- 24 hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Birch Place, Crowthorne

2 | 1 | Asking price £320,000

Development Overview

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.

Property Overview

A beautifully presented two-bedroom, first floor retirement apartment, offering modern, low-maintenance living. The property offers a large dual aspect living/ dinning room, providing a comfortable and welcoming space. The partly glazed door opens to a modern contemporary kitchen that is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. There are two double bedrooms with the master benefiting from having a walk-in wardrobe offering excellent storage. The modern shower room is fitted with a walk-in level access shower and the separate toilet room is complete with contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard adding to the apartment's excellent practicality.

Social Lifestyle

The Communal Lounge is at the heart of the community at Birch Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Birch Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Car Parking

Parking is by allocated space subject to availability. Permits are available on a first come, first served basis. The fee is £250 per annum.

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

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 speak with our Property Consultant today.













