







3 Bed Flat - Purpose Built

£310,000

BERKSHIRE
COUNTY & CO ESTATE AGENTS

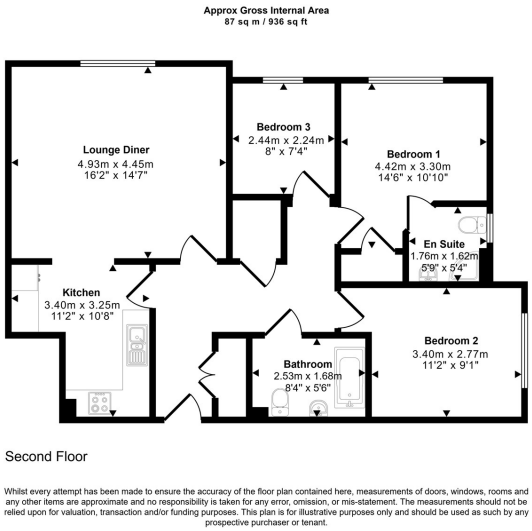
St. Francis Close
Crowthorne
RG45 6DF

3

2

1

B



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

- Exceptional Space at 936 sq ft, this 3-bed home offers space rarely found in modern apartments.
- Total Privacy with Tranquil Green Outlook
- Gated Development with Allocated Parking & Lift-access
- En Suite and a main Bathroom
- Energy Efficient (EPC: B)
- Prime Crowthorne Location: Walk to woodland, High Street & local amenities.
- Edgbarrow Catchment
- 104 Years Remaining on Lease
- No Onward Chain

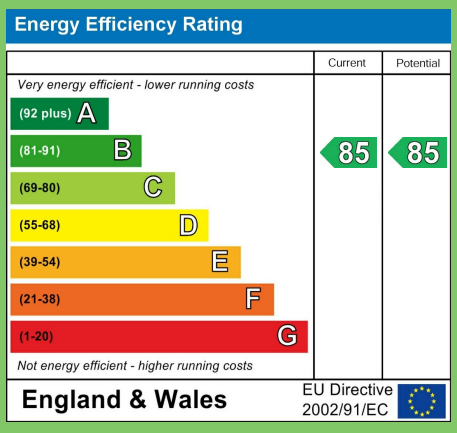
Offers in the region of
£310,000

CONTACT

EMAIL
sales@berkshirecounty.co.uk

TELEPHONE
01344205347

www.berkshirecounty.co.uk



SUMMARY

Why compromise on space when you can enjoy 936 sq ft of bright, lateral living space?

Set within a private lift-served gated development with a communal garden, this impressively proportioned 3-bedroom, 2-bathroom second-floor property offers significantly more square footage than many local houses in this price bracket and is positioned to offer absolute privacy, with every window framing green views and an abundance of natural light that lasts all day.

With three well-sized bedrooms, there is ample space for everyone, whether you require a guest room, a home office, or a children's bedroom, while the master bedroom has the luxury of its own private ensuite. This is complemented with a warm and inviting open-plan living space, finished with a contemporary wood-effect flooring, perfect for both relaxation and entertaining.

Located just a short walk from Crowthorne train station, the property provides convenient connections to Wokingham, Reading and London in under an hour. A short stroll takes you to the artisan U Bakery, a pharmacy, and the local's favourite The Hive, while the nearby woodland offers scenic walks.

With an energy-efficient B rating and no onward chain, this is a rare opportunity to secure a spacious, move-in-ready home in one of the area's most sought-after school catchments.

-Annual Service Charge: £2100
-Annual Ground Rent: £250