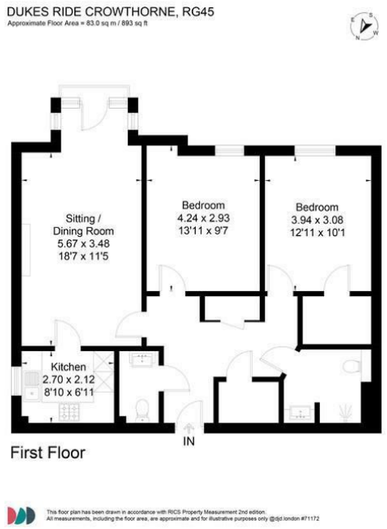
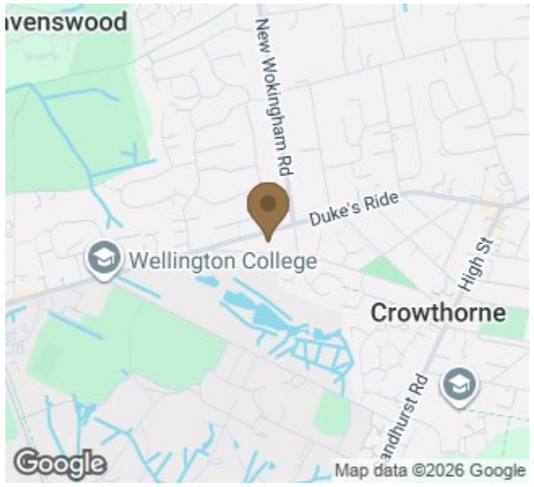
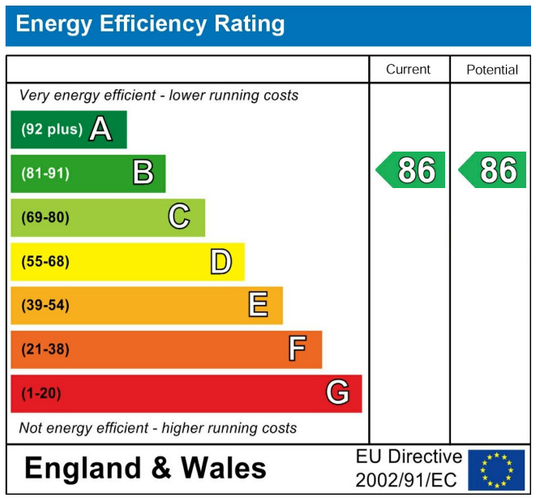
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







27 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 27 Birch Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £355,000
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
- South facing Juliet balcony
- 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

27 Birch Place, Crowthorne

2 | 1 | Asking price £355,000

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.

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 flooding with light from the sunny south facing Juliet balcony. 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 and another smaller 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 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.

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

- 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 January 2033

Moving Made Easy & Additional Information

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

- Full Fibre Broadband available

- Mains water and electricity

- Electric room heating

- Mains drainage

Incentive

The equivalent of 2 years service charge will be deducted from any offer of £355,000.











