



9 Old Pharmacy Court, Lower Broadmoor Road,
Crowthorne,
Berkshire, RG45 7HF

£265,000 Leasehold



A well presented, ground floor apartment with many features including a lounge with sliding patio doors onto a paved area and the communal lawned garden. The accommodation further includes two bedrooms plus refitted kitchen and bathroom, UPVC double glazed windows, gas radiator heating and this is a no onward chain sale.

- An outstanding two bedroom ground floor apartment
- 206 Year lease (approx.)
- Refitted kitchen and bathroom
- Very convenient location to Crowthorne high street
- Lounge with sliding patio doors to communal gardens
- Garage in block and standing in lovely communal grounds

The property overlooks the communal gardens, which feature resident parking and a garage in a nearby block within view of the apartment.

Old Pharmacy Court occupies a very handy location just a few minutes walk from Crowthorne's High Street shops , local bus services, plus easy access to Crowthorne Railway Station and the M3 and M4 motorways which is approximately 10-15 minutes drive away.

Council Tax Band: C
Local Authority: Bracknell Forest Council
Energy Performance Rating C

Leasehold information
Term: 250 yrs from 29th September 1982
Years remaining: 206
Annual Service charge: c.£1,150.00
The vendor informs us that Flat 9 owns a share of the freehold.NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





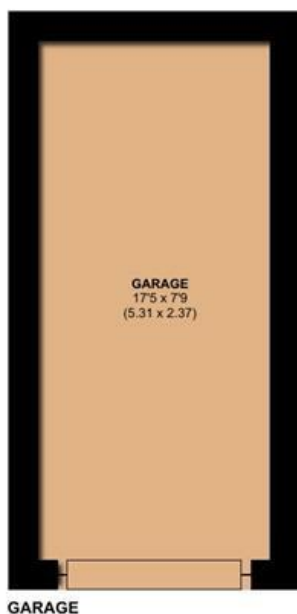
Lower Broadmoor Road, Crowthorne

Approximate Area = 590 sq ft / 54.8 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 725 sq ft / 67.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Michael Hardy. REF: 1477412

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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