MICHAEL HARDY
SALES & LETTING



Flat 9, Peninsula Place, Napier Road, Crowthorne, Berkshire, RG45 7BD

£250,000 Leasehold





A first floor two bedroom apartment located in an excellent position and a property that is currently tenanted, so is ideal as an investment purchase, but also available to owner occupier buyers. The accommodation is well decorated and features include a modern kitchen with integrated appliances, spacious ‘L’ shaped lounge, modern bathroom and two bedrooms. Secure entry phone system into a communal hallway entrance with stairs leading to number nine.

- A superb two bedroom first floor apartment
- Good sized ‘L’ shaped lounge/diner
- Allocated under cover parking
- Excellent position set back from High Street
- Well appointed, modern bathroom suite
- Available for owner occupier or investment buyers

The apartment comes with under cover allocated parking beneath the block.

The property is in an excellent location, just 1 minutes walk from the Crowthorne High Street shops, cafes and bars, Also, Crowthorne Railway Station is a few minutes drive away and both the M3 and M4 motorways are around 10 minutes drive away.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: B

Leasehold information
Term: 125 yrs from 1st January 2004
Years remaining: 102
Annual Service charge: c.£1.500
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.







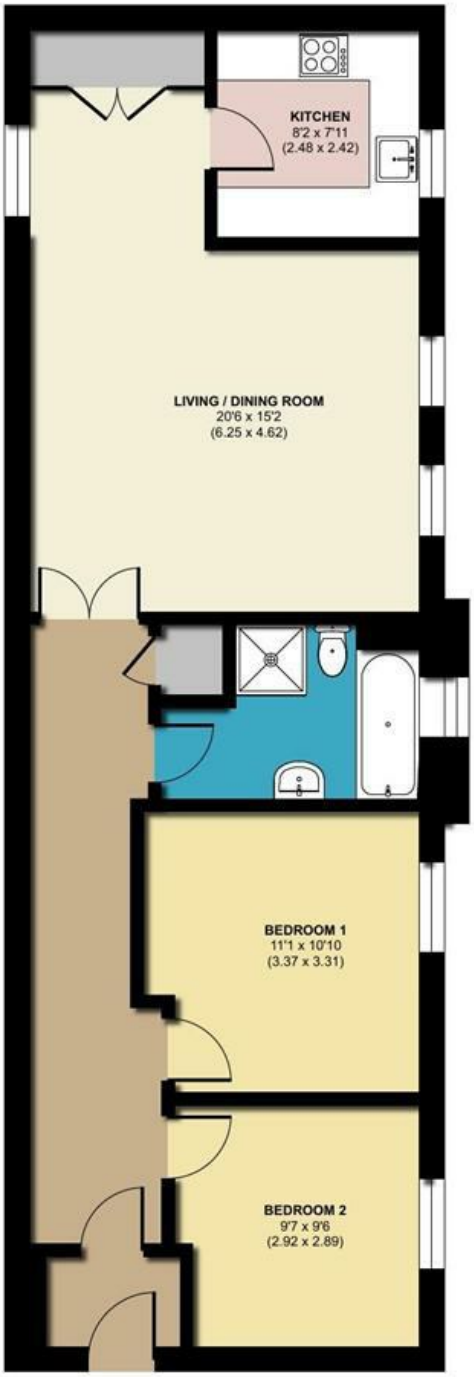


Floorplan

Napier Road, Crowthorne

Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1527083

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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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