



9, Masefield Gardens,  
Crowthorne,  
Berkshire, RG45 7QS

**£400,000 Leasehold**



A superbly presented, second floor apartment boasting many features and with lift access. The accommodation offers generous size with the dual aspect lounge provides a bright and airy living space and leads directly onto a private balcony. Bedroom one features a range of fitted wardrobes alongside an en suite shower room, while bedroom two benefits from a deep, walk in wardrobe. Both the kitchen and bathrooms are modern. There is also an additional storeroom, which is currently utilized as a study/utility room. Further benefits include UPVC double glazed windows and gas radiator heating powered by a boiler that is approximately five years old. This property must be viewed to be fully appreciated.

- Outstanding second floor apartment with lift access
- Two double bedrooms, plus en suite to master
- Modern kitchen and bathrooms
- Highly sought after residential location
- Good sized dual aspect lounge
- Garage in block, standing in lovely communal grounds

The property occupies a delightful position surrounded by lovely communal gardens. It includes ample resident parking and a garage located in a block alongside the building.

Masefield Gardens is located just a short distance from Crowthorne High Street shops and local bus services. The property offers easy access to Crowthorne Railway Station, with the M3 and M4 motorways just a 10 to 15 minute drive away.

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

#### Leasehold information

Term: 189 yrs from 15th June 1997

Years remaining: 159

Annual Service charge: c.£1,665.83

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Masefield Gardens, Crowthorne

Approximate Area = 983 sq ft / 91.3 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1111 sq ft / 103.1 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). © nrichcom 2026. Produced for Michael Hardy. REF: 1472831

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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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