



Ireland Road, Crowthorne

- Two spacious double bedrooms
- Popular Buckler's Park development
- Modern kitchen with integrated appliances
- Contemporary family bathroom
- Access to woodland walks and green spaces

Guide Price £325,000

- First floor apartment
- Bright open-plan kitchen, dining and living area
- Principal bedroom with en-suite shower room
- Allocated parking and ample storage
- Ideal for first-time buyers, downsizers or investors



Tenure: Leasehold

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Ireland Road, Crowthorne

DESCRIPTION

Situated within the popular Buckler's Park development in Crowthorne, this beautifully presented two-bedroom first floor apartment offers modern living in a fantastic setting, ideal for first-time buyers, downsizers and investors alike.

The accommodation comprises a spacious entrance hall, leading to an impressive open-plan kitchen, dining and living area. The contemporary kitchen features modern units and integrated appliances, while the living space provides plenty of natural light and direct access outside.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation.

Further benefits include allocated parking, ample storage, gas central heating and double glazing throughout.

Buckler's Park offers a fantastic lifestyle, with access to scenic woodland walks through Buckler's Forest, children's play areas and a community hub. The development is also conveniently positioned for Crowthorne village, Bracknell and Wokingham, with excellent road links to the M3 and M4.

An excellent opportunity to purchase a modern apartment in a sought-after development. **Early viewing is highly recommended.**





Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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