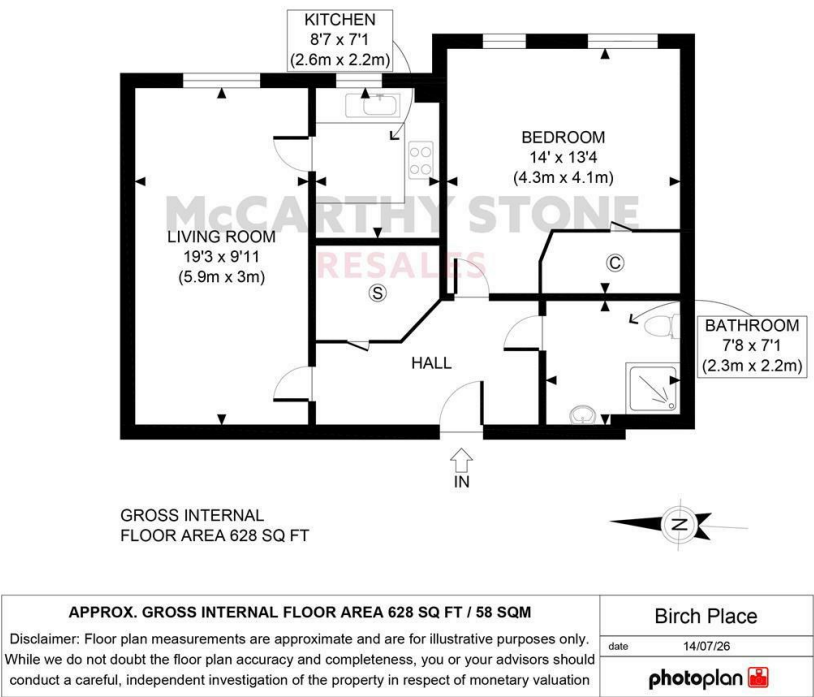
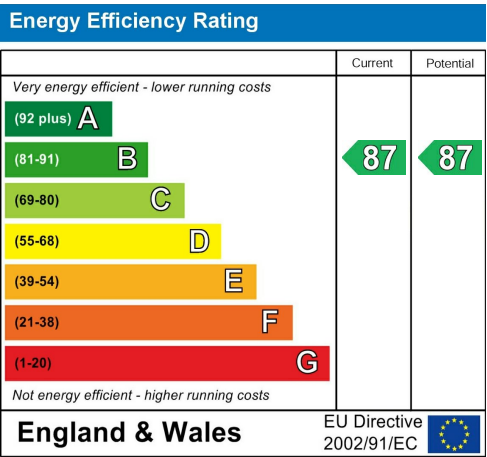


21 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



Council Tax Band: C



Asking price £190,000 Leasehold

A beautifully presented and bright first floor retirement apartment. This apartment boasts a larger than average living room with a beautiful outlook over the stunning landscaped gardens, modern kitchen with INTEGRATED appliances throughout, a large DOUBLE BEDROOM with a walk in wardrobe and a modern shower room. Birch Place, a McCarthy Stone retirement living plus development is nestled in Crowthorne and boasts landscaped gardens, a communal lounge where SOCIAL EVENTS take place and an on-site BISTRO restaurant.

*** NEWLY FITTED CARPETS AND REDECORATED THROUGHOUT ***
*** VIEWINGS HIGHLY RECOMMENDED ***

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Dukes Ride, Crowthorne, RG45 6GT

Summary

Birch Place is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

The apartment comprises of a fully fitted kitchen, fitted and tiled shower room, spacious double bedroom and living room. 24 hour emergency call system. It has newly fitted carpets and redecorated throughout.

Communal facilities include a Home Owners lounge where social events and activities take place, a hairdressing salon and landscaped gardens. There is a fully equipped laundry room and a bistro restaurant serving freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom 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.

Entrance Hall

Front door with spyhole leads to the spacious entrance hall, the 24 hour emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.



Living Room

A very well presented and spacious living/dining room with plenty of natural daylight benefitting from a large double glazed window overlooking the fabulous landscaped gardens. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with an extensive range of modern units fitted with gloss white cupboard doors and contrasting work surfaces. Contemporary ceiling lights and plinth lighting. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer, a fitted Neff electric oven and microwave oven. There is also a fitted electric ceramic hob with a stainless steel extractor over and opaque glass splash back. Electrically operated window. Tiled flooring with underfloor heating

Bedroom

A larger than average double bedroom with door to walk-in wardrobe fitted with drawers, shelving and hanging rails. TV and phone point, ceiling light, two deep windows overlooking the gardens.

Shower Room

Modern fitted shower room featuring a level access slip resistant flooring thermostatically controlled shower with underfloor heating and grab rails. Modern suite comprising close-coupled WC and wash basin with fitted vanity surround including storage below and an illuminated mirror above with integrated shaver point. Tiled walls, heated towel rail, emergency pull cord and ceiling spot light.

Service Charge (Breakdown)

- 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



1 Bed | £190,000

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £11,063.50 for financial year ending 31/03/2027.

Leasehold

Lease: 999 years from 1st January 2018
Ground rent: £435 per annum
Ground rent Review: 1st January 2033

Car Parking

Car Parking:
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

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

