MICHAEL HARDY
SALES & LETTING

3 Oak Lodge, New Road, Crowthorne, Berkshire, RG45 6SL

£110,000 Leasehold

Ideally located in the heart of Crowthorne village, this ground floor retirement apartment offers comfort, convenience and a wonderfully quiet setting. With an on site warden, easy access to shops and cafés, and just steps from the main entrance and community hall, it’s perfect for those seeking an easy, sociable lifestyle. The accommodation includes an entrance hall, a bright living/dining room, kitchen, bedroom with fitted wardrobes and a bathroom. Naturally warm in winter and cool in summer, the flat is comfortable all year round. Positioned at the rear of the development, it enjoys complete tranquillity with peaceful garden views. Residents also benefit from attractive communal gardens and both resident and visitor parking. A calm, convenient home in a friendly and well kept community.

- Short walk to the village centre
- Residents and visitor parking
- No onward chain
- Desirable non estate setting
- Communal Lounge

At the front is a block paved private residents and visitor parking area with gated access. From your windows, you can enjoy views over a lovely, quiet secure garden which are well tended with areas of lawn, various shrub borders, a winding pathway with benches and a patio area.

Oak Lodge is a well maintained retirement development situated within a few hundred metres of the village High Street and therefore ideally placed for local shops and amenities, doctor surgery and bus routes among others. There is a secure entry system to the development with a communal lounge and drying room on the ground floor and a lift serving the apartments in the front block with a stairlift for the first floor apartments in the rear block.

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Leasehold information
Term: 99 yrs from 1st January 1989
Years remaining: 63
Annual Service charge: c.£3,969.48
There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

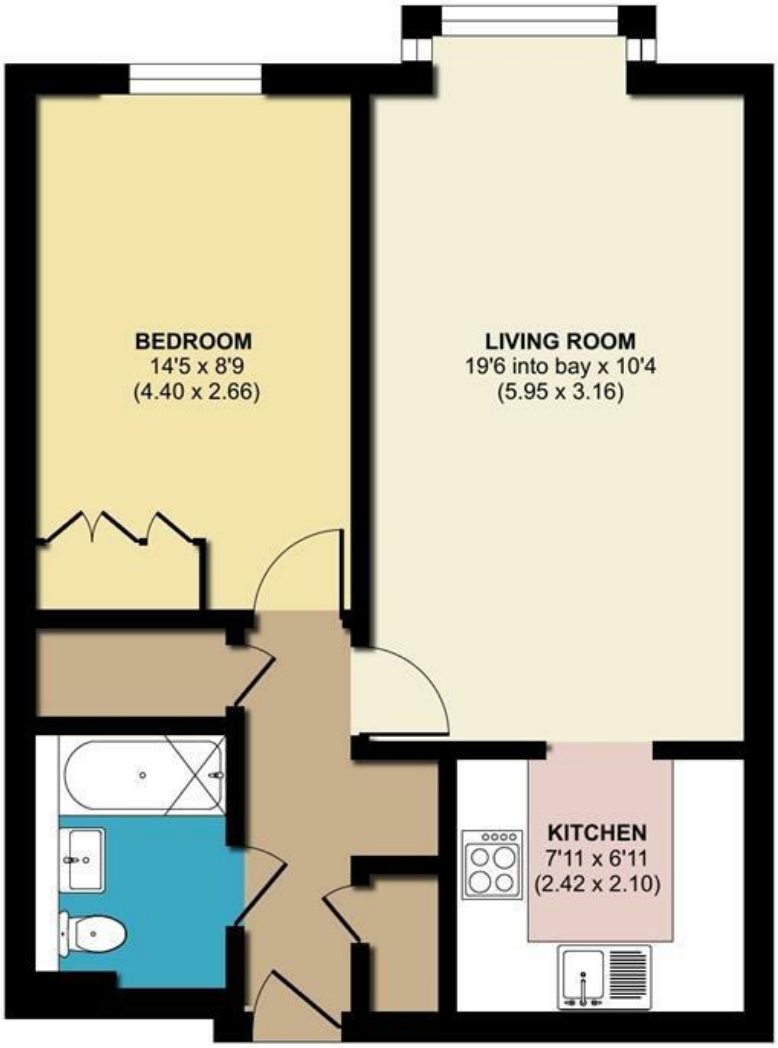
AEG
TALLER LINE

Floorplan

Oak Lodge, New Road, Crowthorne

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Michael Hardy. REF: 1334640

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303