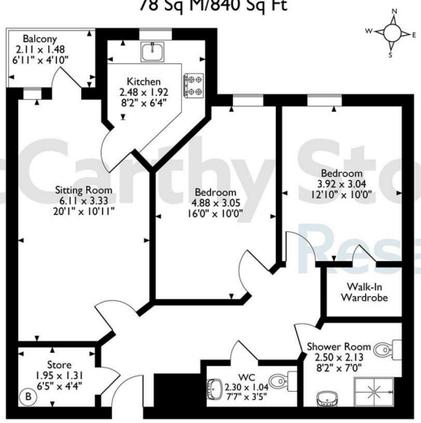
Excellent

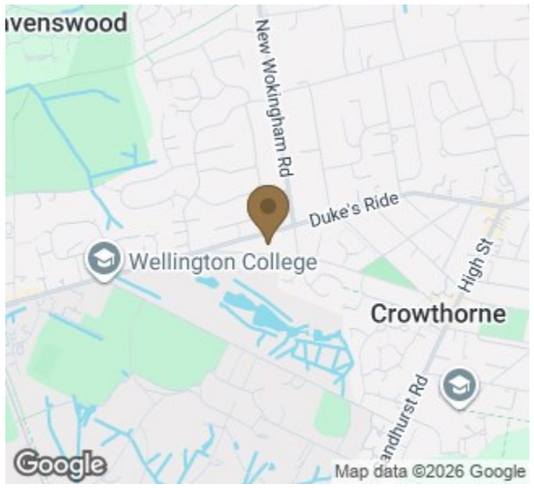
Trustpilot

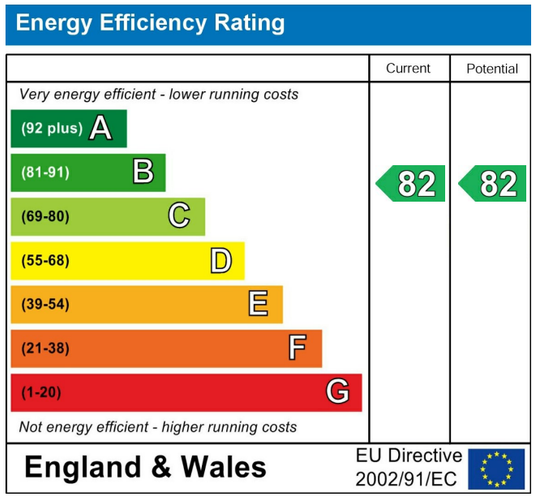
McCarthy & Stone
Resales.

50, Birch Place, Dukes Ride, Crowthorne
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







50 Birch Place

Dukes Ride, Crowthorne, RG45 6GT

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 50 Birch Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £300,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented two bedroom retirement apartment in a great location
- North facing walk-out balcony
- In-house Bistro restaurant
- Wellness/Hairdressing suite
- Communal Lounge where social events take place
- Lovely landscaped gardens with seating and BBQ area
- Mobility scooter store with charging points
- Additional support packages available
- Guest suite for family or friends
- Estate Manager & 24 hour staffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

50 Birch Place, Crowthorne

2 | 1 | Asking price £300,000

Development Overview

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, separate WC, two double bedrooms and a spacious living room. 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens. There are fully equipped laundry rooms 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 bedrooms and bathrooms 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.

Apartment Overview

A wonderfully spacious two-bedroom second floor retirement apartment with the added benefit of a walk out balcony, offering modern, low-maintenance living. The property offers a generous-sized living room providing a comfortable and welcoming space with a part glazed door opening to a modern contemporary kitchen that is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. There are two spacious double bedrooms with the main bedroom benefitting from having a walk-in wardrobe offering excellent storage while the modern shower room is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage

Social Lifestyle

The Communal Lounge is at the heart of the community at Birch Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Birch Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Car Parking

Parking is by allocated space and is subject to availability. The fee is £250 per annum.

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

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

Annual Service Charge: £14,601.38 for financial year ending 31/03/2027.

Additional Services

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

Leasehold

Lease: 999 Years from 1st Jan 2018
Ground rent: £510 per annum
Ground rent review: 1st Jan 2033

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 speak with our Property Consultant today.













