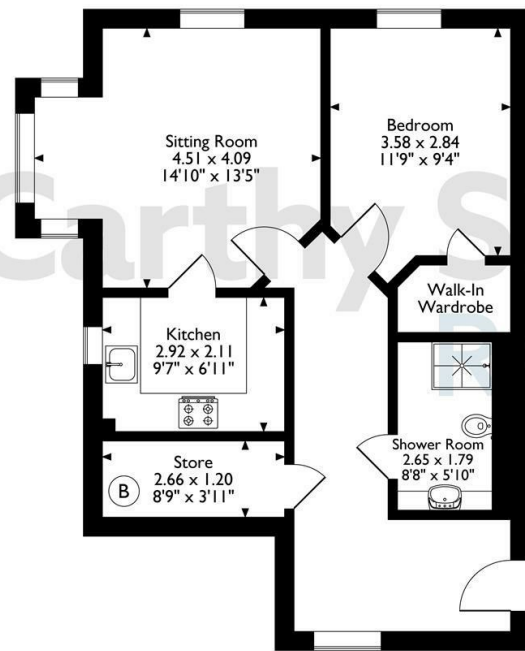


1, Birch Place, Dukes Ride, Crowthorne  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8660980/DST.

**Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**1 Birch Place**

Dukes Ride, Crowthorne, RG45 6GT



**Asking price £195,000 Leasehold**

Don't miss out on this opportunity to acquire this BEAUTIFULLY presented ONE BEDROOM GROUND FLOOR apartment within this AWARD WINNING RETIREMENT LIVING PLUS DEVELOPMENT. Located in CROWTHORNE, this is an age exclusive over 70's development WITH A RANGE OF LIFESTYLE FEATURES.

**Call us on 0345 556 4104 to find out more.**

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

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# Birch Place, Dukes Ride, Crowthorne, Berkshire, RG45 6GT

## Birch Place 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 bedroom and lounge. 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 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 exceptionally spacious entrance hall benefitting from a large window allowing plenty of natural light plus being able to clearly see the main entrance to the building, the 24 hour emergency response system and door entry panel is wall mounted. 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/Dining Room

A very well presented spacious double aspect living/dining room with an abundance of natural daylight. Ceiling light point, raised power points. Sky and Sky+ point. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with an excellent range of base and wall units fitted with modern high gloss cupboard doors and drawers with contrasting work surfaces. Contemporary ceiling lights and plinth lighting. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and 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 large double bedroom with door to walk-in wardrobe fitted shelving and hanging rails. TV and phone point and ceiling lights, deep window overlooking gardens.

## Shower Room

Modern suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower, fully tiled walls and wet room slip resistant flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spot light, underfloor heating.

## 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 | £195,000

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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £11,063.90 for financial year ending 31/03/2027.

## Leasehold

999 Years from 1st Jan 2018

Ground rent £435 per annum

Ground rent review: 1st Jan 2033

## Additional Information & Services

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

