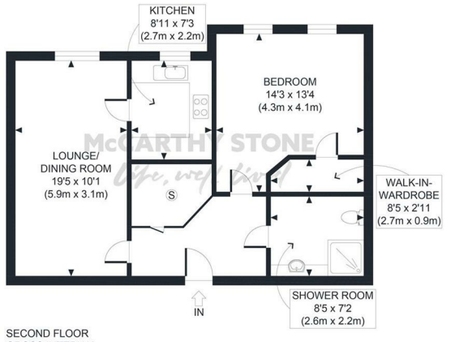
Excellent

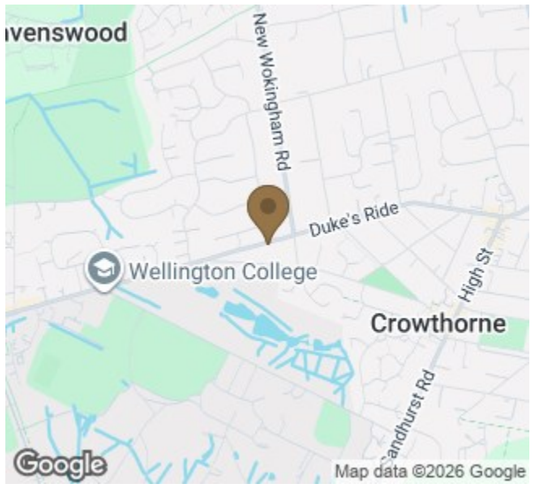
Trustpilot

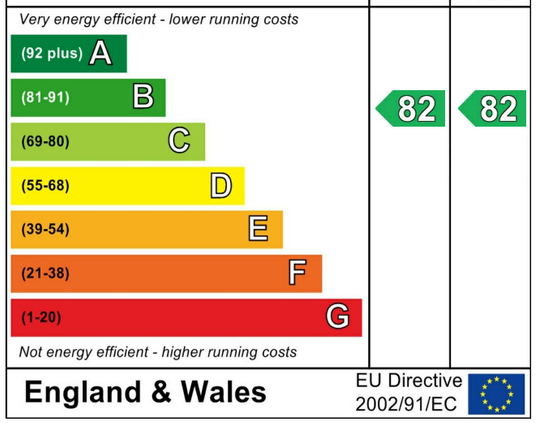
McCarthy & Stone
Resales.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 644 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT / 60 SQM	Birch Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 31/01/25
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







40 Birch Place

Dukes Ride, Crowthorne, RG45 6GT

1 1 Council Tax Band: C

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 40 Birch Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

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

Why you'll love living here:

- Beautifully presented retirement apartment in a great location
- Larger then average one-bedroom property
- Estate Manager & 24 hour staffing
- Communal lounge where social events take place
- Bistro restaurant serving freshly prepared meals daily
- Mobility scooter store with charging points
- Guest suite for family or friends
- Wellness/Hairdressing suite
- 24 hour emergency call system
- Lifts to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Birch Place, Crowthorne

1 | 1 | Asking price £220,000

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.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens with seating areas. 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).

For safety and peace of mind there is a 24 hour emergency call system provided by a personal pendant and call points in the entrance hall, 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.

Property Overview
A beautifully presented one-bedroom, second floor retirement apartment, offering modern, low-maintenance living. The property boasts a larger than average living room with ample light, providing a comfortable and welcoming space. The partly glazed door opens 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. The large double bedroom benefits 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.

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
One of the main social hubs of Birch Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Car Parking
Parking is by allocated space subject to availability. Permits are available on a first come, first served basis. 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.

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.

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

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

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













