MICHAEL HARDY
SALES & LETTING



130, High Street,
Crowthorne,
Berkshire, RG45 7AT

£199,000 Leasehold





A well presented second floor two bedroom apartment with good sized rooms and in a very convenient location. The accommodation features a 17' lounge/dining room, kitchen with integrated appliances, a modern bathroom and there is a set of French doors from the main bedroom onto a terrace/balcony providing a useful garden area.

- A well presented second floor apartment
- 17ft x 11ft Lounge/dining room
- Modern kitchen and bathroom
- No onward Chain
- Two bedrooms
- Own terraced garden area

There is an allocated parking space to the rear of the building marked '130' and the main entrance door is along the side path which leads to the High Street

The property is in a very handy position located on the second floor above High Street shops. Therefore, the shops, cafes and bars are all withing a short walk. Also, Crowthorne Station is around a mile away and the M3 & M4 are easily accessible being approximately a 10 minute drive away.

Council Tax Band: B
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Leasehold information
Term: 135 yrs from 29th September 1981
Years remaining: 90
Annual Service charge: c.£1,988.15
Annual Ground rent: c.£50.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







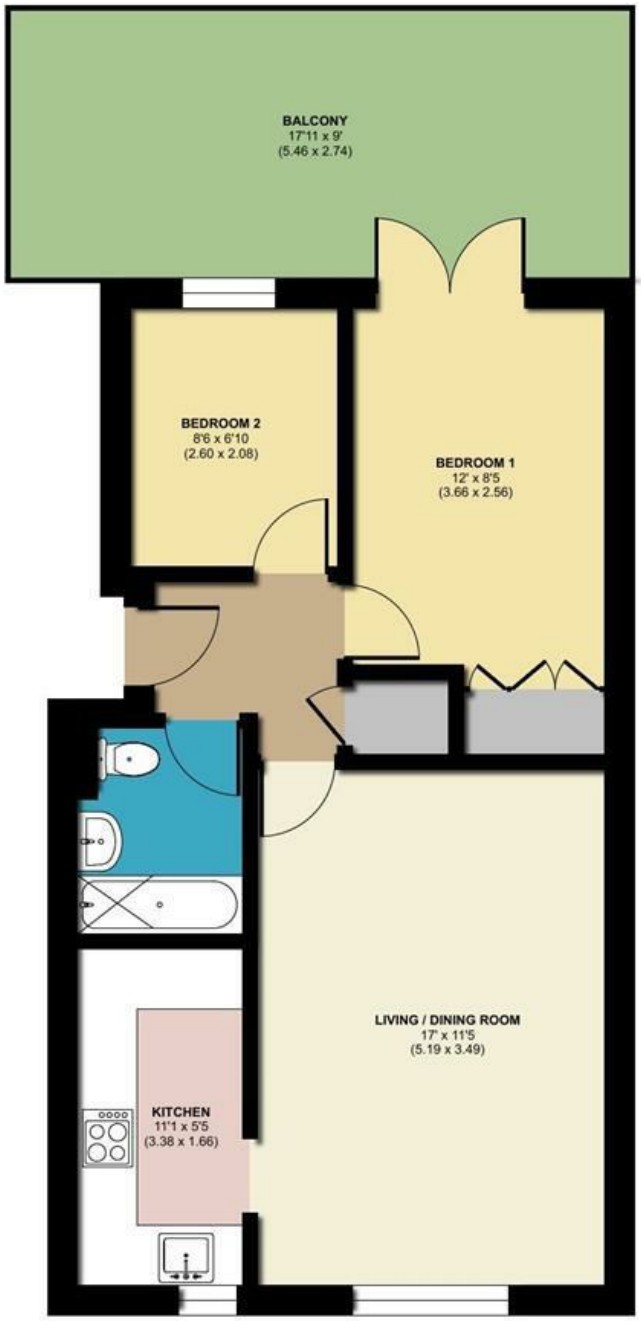


Floorplan

High Street, Crowthorne

Approximate Area = 532 sq ft / 49.4 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1530459

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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.

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