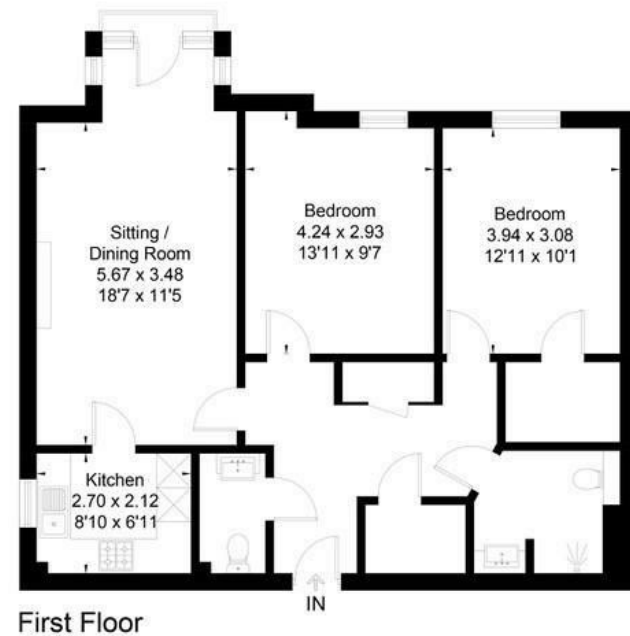


DUKES RIDE CROWTHORNE, RG45  
Approximate Floor Area = 83.0 sq m / 893 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @dld.london #11172

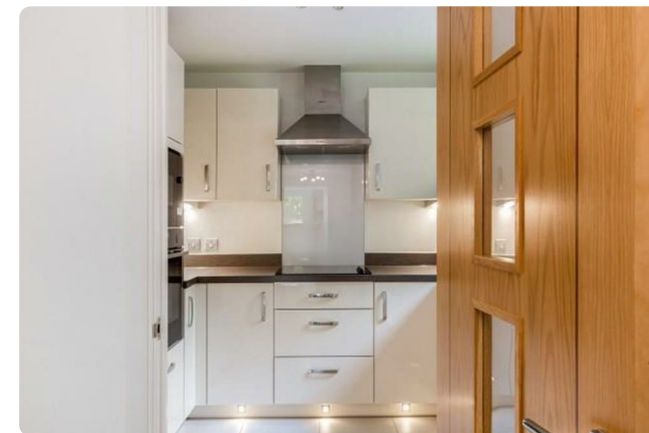
Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</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		

## 27 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



### Asking price £355,000 Leasehold

**\*\* THE EQUIVALENT OF 2 YEARS SERVICE CHARGE WILL BE DEDUCTED FROM AN OFFER OF £355,000 \*\***  
A beautifully presented TWO bedroom apartment situated on the FIRST floor. This apartment boasts a sunny SOUTH facing Juliette balcony which is accessed via the living area, a modern kitchen with INTEGRATED appliances throughout, two DOUBLE bedrooms, a modern shower room and guest WC. Birch Place, a McCarthy Stone retirement living plus development is nestled in Crowthorne and boasts landscaped gardens, a communal lounge where SOCIAL EVENTS take place and an on-site BISTRO.

\*Entitlements Advice and Part Exchange available\*

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

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Dukes Ride, Crowthorne, RG45 6GT.

## 2 Bed | £355,000

### Local Area

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.

### Birch Place

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.

### Living Area

A light and spacious living area which is neutrally decorated and carpeted throughout. There is ample room for dining and comfortable seating. This room boasts a south facing Juliette balcony which is accessed via a double glazed patio door. The electric fireplace with marble effect surround provides an attractive focal point for the room. Raised power sockets, telephone and TV points for convenience. Two ceiling light points. Partially glazed door leads onto the separate kitchen.

### Kitchen

A modern kitchen with a range of wall and base units finished in a sleek high gloss, with complimentary wooden effect worksurfaces

over. Integrated appliances to include; fridge/freezer, electric waist height oven (for minimal bend), four ring electric hob with stainless steel extractor hood over. The kitchen is finished with under pelmet feature lighting and tiled floors to match the compliment the units.

### Master Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room benefits from a walk in wardrobe which provides rails and shelving for ample clothes storage. The double glazed window overlooks the greenery of the surroundings. Raised power sockets for convenience, ceiling light point and emergency pull cord.

### Bedroom Two

A light and spacious double bedroom which could alternatively be used as a hobby room, study or additional dining area. Large double glazed window, allowing for ample natural daylight to flood the room. Raised power sockets and TV point for convenience. Ceiling light points and emergency pull cord.

### Shower Room

A modern fully fitted suite comprising; wet room style flooring with thermostatically controlled shower and shower curtain surround, chrome grab rails, basin and vanity unit which sits below the wall mounted mirror with feature lighting. Ceiling spotlights.

### WC

A separate WC fitted to include a WC and basin, accessed via the hallway which would be perfect to utilise as a guest suite.

### Parking

Parking is by allocated space subject to availability. The fee is £250 per annum,. Permits are available on a first come, first served basis.

### Service Charge

- 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.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Leasehold

Lease: 999 years from 1st Jan 2018  
Ground rent £510 per annum  
Ground Rent Review: 1st January 2033

### Moving Made Easy & Additional Information

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

- Full Fibre Broadband available

- Mains water and electricity

- Electric room heating

- Mains drainage

### INCENTIVE

\*\*\* THE EQUIVALENT OF 2 YEARS SERVICE CHARGE WILL BE DEDUCTED FROM ANY OFFER OF £355,000. \*\*\*

