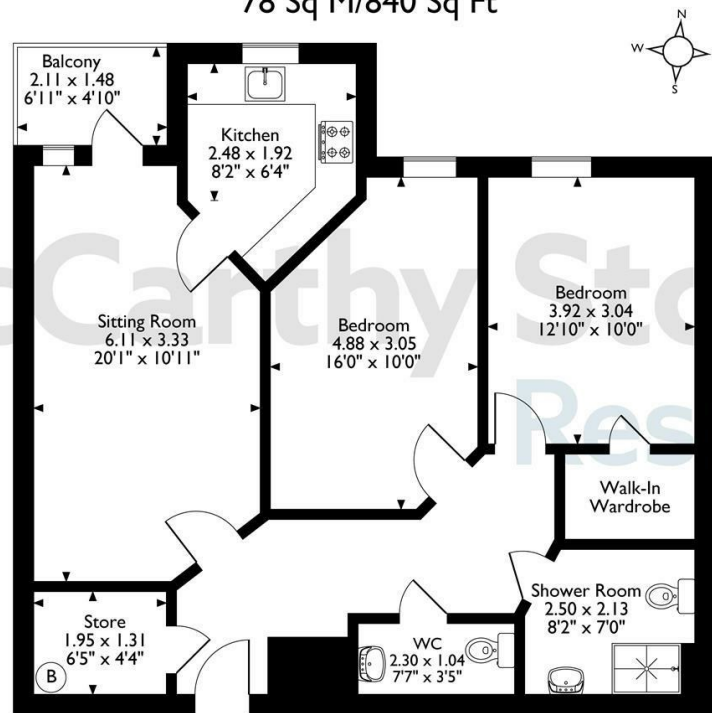


50, Birch Place, Dukes Ride, Crowthorne  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659700/DST.

50 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £350,000 Leasehold

\*\*\* 2 YEARS SERVICE CHARGE INCLUDED \*\*\*

A beautifully presented TWO bedroom apartment situated on the second floor. This apartment boasts a walk out 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.

# Dukes Ride, Crowthorne, RG45 6GT

## 2 bed | £350,000

### 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, separate WC, spacious two bedrooms 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 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.

### Entrance Hall

Front door with spyhole leads to the exceptionally spacious entrance hall, with wall mounted emergency response and intercom system panel, radiator, illuminated light switches and smoke detector and a spacious storage cupboard. There is a guest cloakroom with a WC and wash hand basin with fitted vanity unit and illuminated mirror above. The two double bedrooms, living room and shower room are all accessed from the entrance hall.

### Living Room and Balcony

A very well presented and spacious living/dining room with a glazed patio door and windows to side opening onto a walk-out balcony, ideal for a small bistro set. There is a feature fireplace, 2 ceiling lights, a radiator, TV & telephone points. A partially glazed door leads into a separate kitchen.

Power points throughout the apartment are conveniently placed at waist height.

All windows have a southerly aspect allowing an abundance of natural light to flood into all the main rooms.

### Kitchen

Fully fitted modern kitchen with high gloss cupboard doors and contrasting work surfaces and a stainless steel sink with chrome mixer tap sits beneath an electrically operated window, allowing plenty of natural light.

There are integrated NEFF appliances including fridge/freezer, microwave oven, ceramic hob with a stainless steel cooker hood, and mid height electric oven and slim-line dishwasher. Contemporary ceiling lights and plinth lighting. Tiled floor with underfloor heating.

### Bedroom One

A large double bedroom with door to a generous walk-in wardrobe fitted with drawers, shelving and hanging rails. TV and phone point, radiator and emergency pull cord. Ceiling lights and tall window allowing plenty of natural light.

### Bedroom Two

A second spacious double bedroom with radiator, TV and phone point and emergency pull cord. Ceiling lights and tall window.

### Shower Room

Modern fitted shower room featuring a stylish rain shower, level access and slip resistant tiling with underfloor heating. Modern suite comprising close-coupled WC and wash basin with fitted vanity surround including storage below and an illuminated mirror above with integrated shaver point. Tiled walls, heated towel rail, grab rails, emergency pull cord and ceiling spot light.

### W.C.

Partly tiled and fitted with suite comprising of Low level WC, wash basin and mirror above. Shaving point, electric heater and extractor fan.

### 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.

**\*\*FREE ENTITLEMENTS ADVICE\*\*** Check out benefits you may be entitled to.

### Leasehold

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

### Car Parking.

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

### 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

