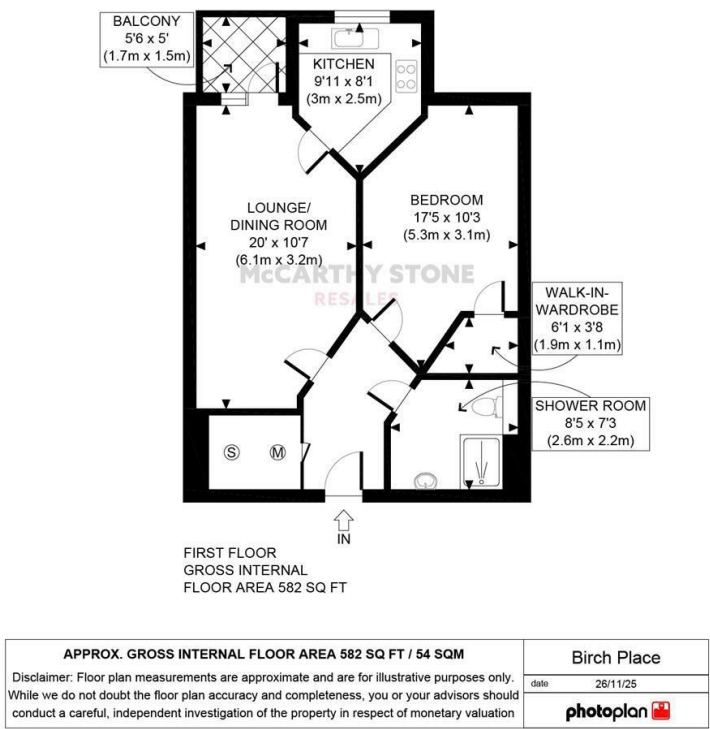


25 Birch Place

Dukes Ride, Crowthorne, RG45 6GT



Asking price £210,000 Leasehold

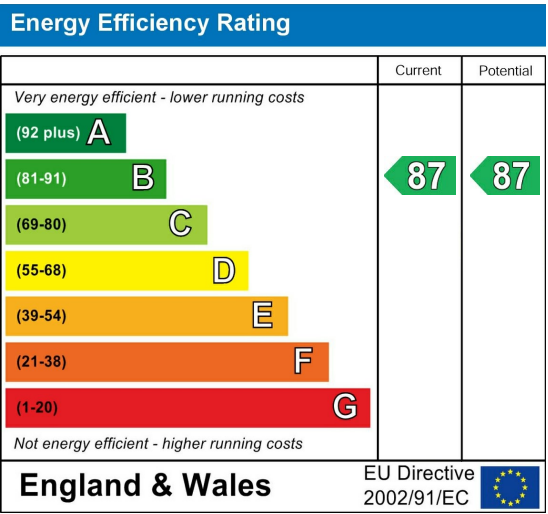
A beautifully presented and bright first floor retirement apartment. This apartment boasts a sunny SOUTH facing covered balcony which is accessed via the living area, modern kitchen with INTEGRATED appliances throughout, DOUBLE BEDROOM with a walk in wardrobe and a modern shower room. Birch Place, a 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 restaurant.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



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Birch Place, Dukes Ride, Crowthorne, RG45

6GT

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 living room opening onto a covered balcony. 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a wellbeing suite/hairdressing salon and landscaped gardens. 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). There is a 24 hour emergency call system provided by a personal pendant and call points in the apartments 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 and letter box leads to the spacious entrance hall, the 24 hour Tunstall emergency response system 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 Room with Balcony
A beautifully presented and spacious living room benefitting from

having a southerly aspect and plenty of natural daylight. Glazed patio door with windows to side opening onto a walk out covered balcony overlooking the landscaped gardens. Ceiling light points, raised power points. Sky/Sky+. TV & telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen
Fully fitted modern kitchen with an extensive range of high gloss wall and base units 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 waist height electric oven and microwave oven above. There is also a fitted electric ceramic hob with a stainless steel extractor hood 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 with drawers, shelving and rails. TV and phone point and ceiling lights. Window with southerly aspect to allow ample natural light.

Shower Room
Modern bathroom fitted with; 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

One hour of domestic support per week is included in the service charge

1 Bed | £210,000

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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £10,868.07 per annum (for financial year ending 31/03/2026)

Leasehold
Lease Length: 999 years from January 2018
Ground Rent: £435 per annum
Ground Rent Review date: January 2033

Additional Information & Services

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

Car 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.

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

