MICHAEL HARDY
SALES & LETTING



Flat 2, Croeso, 101, Pinewood Avenue,
Crowthorne,
Berkshire, RG45 6RQ

£325,000 Leasehold





Tucked away in a very convenient location is a highly desirable and rarely available ground floor two bedroom apartment with good sized rooms. The accommodation features a large lounge/dining room/kitchen with integrated appliances and French doors direct to its own rear garden, a modern fitted kitchen and bathroom suite. The energy efficiency of the apartment is helped with gas radiator central heating plus UPVC double glazed windows.

- A very well presented ground floor apartment
- Modern kitchen and bathroom
- Convenient location
- Two bedrooms, large lounge/diner
- Own rear garden and communal parking
- Short walk to the High Street amenities

The property is within a small development of only four apartments with this property having its own rear garden and communal parking to the front. Side access leads to the private garden with a useful covered storage area.

The property is in a handy position a short walk from Crowthorne's High Street shops, cafes/bars. Crowthorne Railway Station is approx. 1 mile away and both the M3 and M4 motorways are around 10 minutes drive away.

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

Leasehold information
Term: 999 yrs from 30th August 2019
Years remaining: 992
Annual Service charge: c.£300.00
The vendor informs us that Flat 2 owns a share of the freehold. This is information you will need to verify through your solicitor, as part of the conveyancing process.







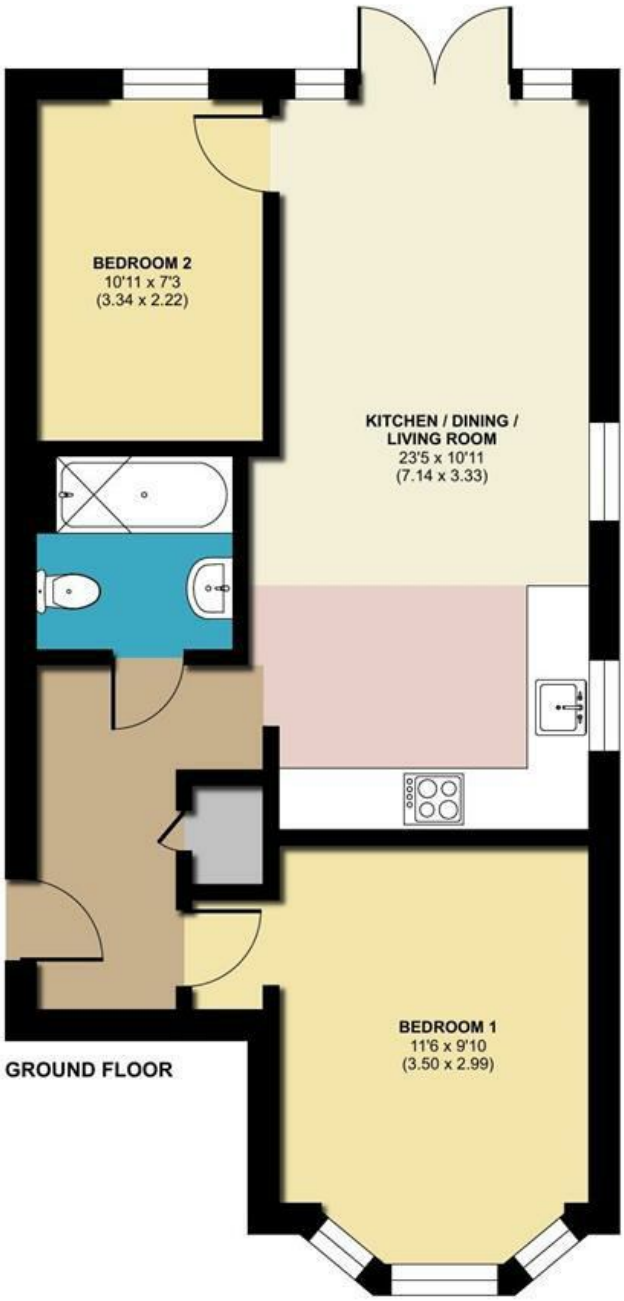


Floorplan

Pinewood Avenue, Crowthorne

Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



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: 1535401

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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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