



Apartment 1 Croeso, 101, Pinewood Avenue
Crowthorne
Berkshire, RG45 6RQ

£315,000 Leasehold



A highly desirable and rarely available ground floor garden apartment situated in a small exclusive conversion of just four apartments. Converted in 2019 by a well-known respected local builder, the property is ideally located within a short walk of the village high street. The desirable accommodation comprises a spacious open plan living/dining/kitchen with double doors opening to the private garden which is for the sole use of this apartment. The stylish fitted kitchen benefits from an instant boiling tap, integrated appliances, and quartz work surfaces. There are two generous bedrooms and a beautiful contemporary shower room.

- High specification finish
- Stylish ensuite and family bathroom
- Allocated parking space
- Open plan kitchen/dining/living room
- Private garden for sole use of apartment
- Short walk to village high street

The property benefits from two tandem parking spaces to the front of the property, there is also a communal bike rack and a bin storage area. The apartment benefits from its own private garden which can be accessed from the property or via side access externally. A patio steps up to the remainder which is mainly laid to lawn with a new timber shed to the rear. The garden offers a good degree of seclusion and is fully enclosed.

Located within a short stroll of Crowthorne High Street with its range of shops and eateries. Pinewood Avenue has an attractive mix of properties including semi and detached homes, chalets and houses, some of which date back as far as the turn of the last century. Local beauty spots include the Heathlake Nature Reserve, Devil's Highway walkway and Swinley Forest cycle trails and the Wildmoor Heath Nature Reserve.

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

Leasehold information
Term: 999 yrs from 30th August 2019
Years remaining: 995
Annual Service charge: £330.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Pinewood Avenue, Crowthorne

APPROX. GROSS INTERNAL FLOOR AREA 729 SQ FT 67.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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