



16, Barracane Drive  
Crowthorne  
Berkshire, RG45 7NU

**£220,000 Leasehold**



Ideally situated within a short walk of the village centre, a desirable two bedroom first floor maisonette with the added benefit of an extended lease. Accessed via its own private front door, a staircase leads to the accommodation on the first floor which comprises a landing, a spacious living/dining room with a door leading to the well presented kitchen. The master bedroom comprises a fitted wardrobe with the guest bedroom currently used as a dressing room, there is also a white three piece family bathroom.

- First floor maisonette with two bedrooms
- Replacement electric heaters
- Close to village centre
- Well-presented throughout
- uPVC double glazed windows
- Extended lease

Barracane Drive is a pleasant residential area which is about half of a mile from Crowthorne village High Street and equally well placed for local schools at all education levels, subject to catchment areas. The development is only a ten minute walk (being less than half a mile) to the village High Street with its variety of shops, amenities and eateries.

There are pathways leading to generous communal lawn areas and off road parking at the rear of the maisonettes. There is also ample on street parking available on Barracane Drive

Council Tax Band: C

Local Authority: Bracknell Forest Council

Energy Performance Rating: F

#### Leasehold information

Term: 999 yrs from 29th September 2002

Years remaining: 976

Annual Service charge: c.£700.00

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.



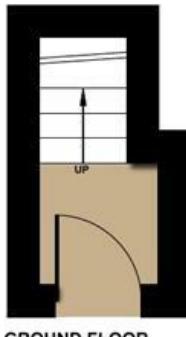
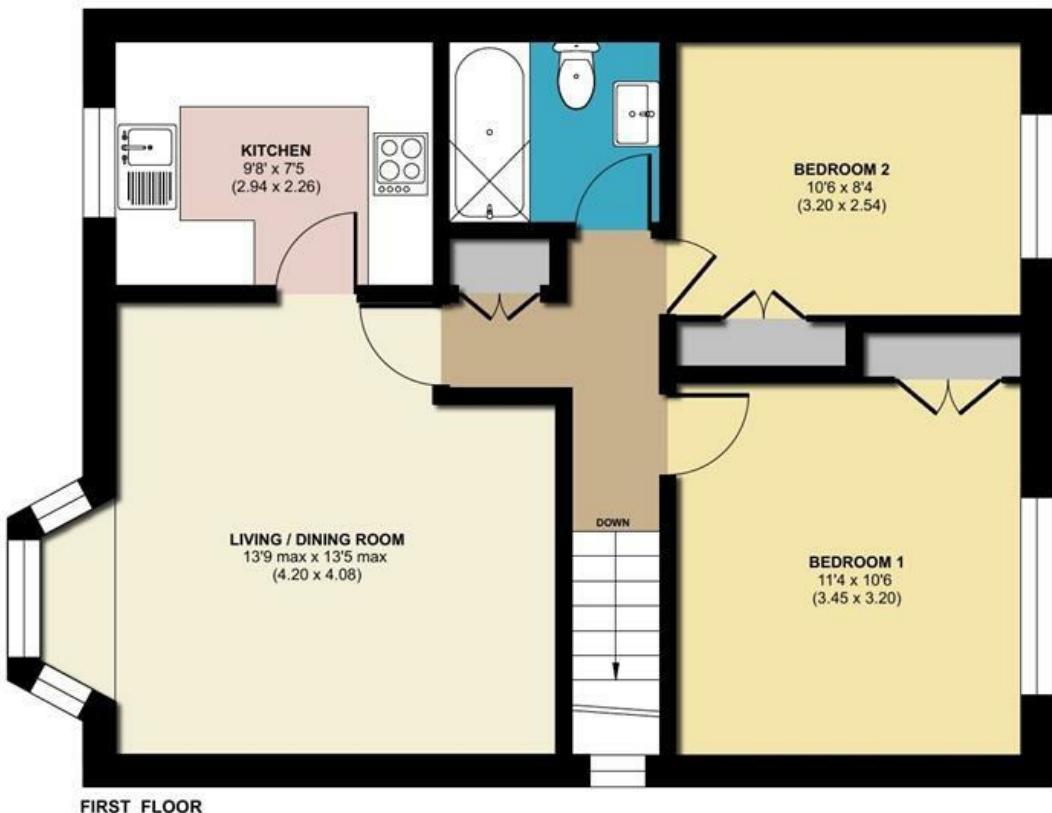


# Floorplan

## Barracane Drive, Crowthorne

Approximate Area = 631 sq ft / 58.6 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 2025.  
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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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