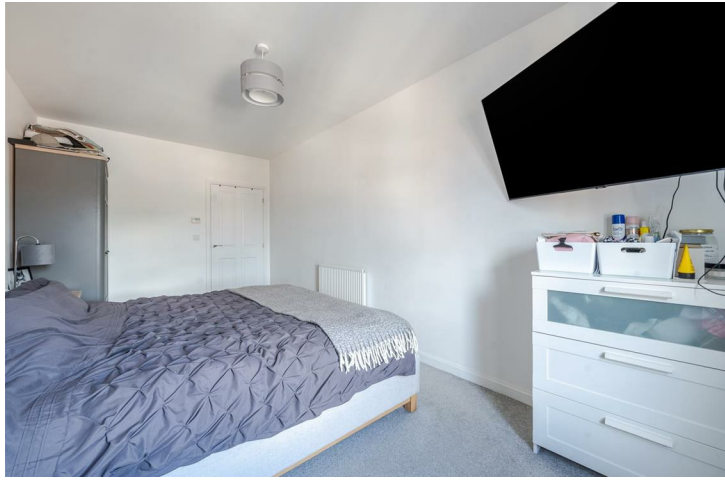




29, Edrich Grange  
Crowthorne  
Berkshire, RG45 7FJ

**£130,500 Leasehold**



A fantastic opportunity to get your foot on the ladder with this beautiful shared ownership top floor apartment. Valued by RICS surveyors at £290,000. A 45% share is available at a cost of £130,500. This delightful property comprises a generous entrance hallway with two large storage cupboards, a spacious open plan living/kitchen/dining room with Juliette balcony, stylish modern kitchen and excellent views due to the top floor location. There is a sizeable master bedroom, a well presented family bathroom and a double guest bedroom. Please note the second bedroom has stud partition wall to partially divide the guest bedroom into two rooms, this does not have building control or leaseholders sign off. The property benefits from gas radiator heating, double glazed uPVC windows and two allocated parking spaces.

- Desirable location
- Stylish modern open plan kitchen/living/dining room
- Allocated parking
- Top floor apartment with lovely views
- Spacious master bedroom
- Short walk to woodland and outside space

Two allocated parking spaces are available at the property.

Edrich Grange is a modern development ideally located within walking distance of the Village High Street with its variety of local independent shops, eateries and public houses. The property is also within easy reach of acres of Crown Estate woodland which are ideal for walkers and cyclists alike. Good local schools are available at all levels with the highly popular Edgbarrow secondary school just over half a mile away as the crow flies.

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

#### Leasehold information

Term: 125 from 25th June 2021

Years remaining: 122

Annual Service charge: £600.36

Annual Ground rent: c.£250.00

Monthly lease charge: £25.61

Monthly rent in addition to mortgage: £476.47 \* Correct at time of publishing\* NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

NB: Available to purchase a 45% share at £130,500. RICS valued at £290,000 for 100% property value, Buyers must also have a total household income under £80,000, First time buyers only, you cannot own another home in or outside of the UK to purchase this property 5% deposit required as a minimum.



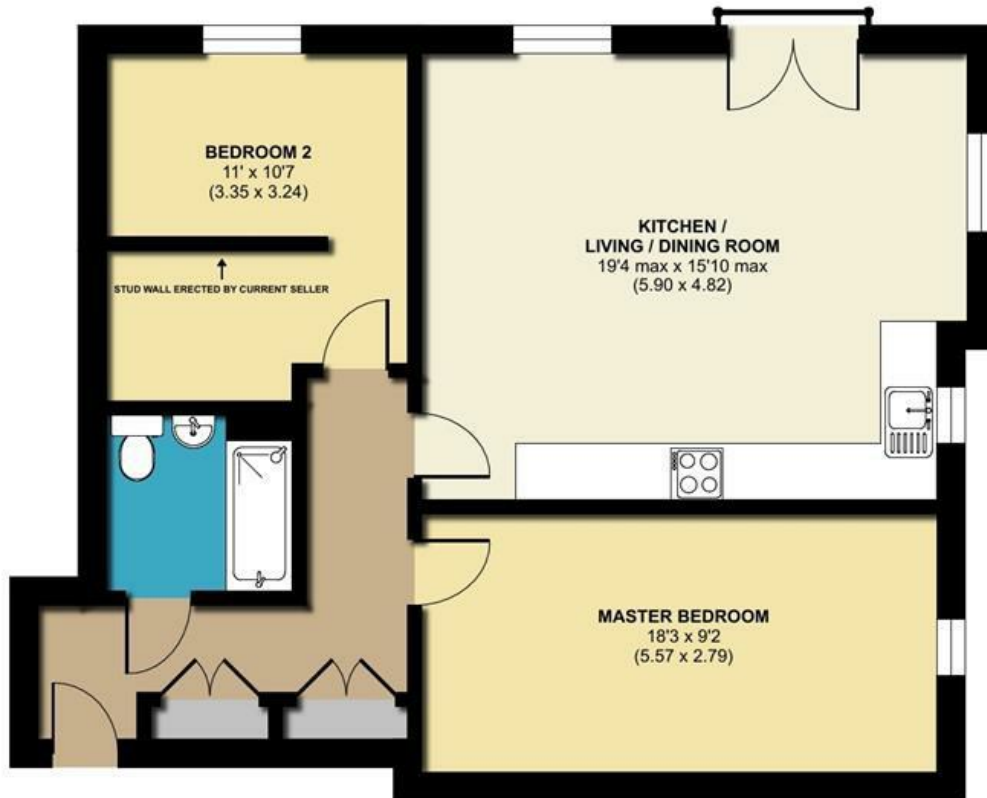




## Edrich Grange, Crowthorne

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1262707

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

  
**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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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