MICHAEL HARDY
SALES & LETTING



10, Masefield Gardens,
Crowthorne,
Berkshire, RG45 7QS

£250,000 Leasehold





Offered to the market in immaculate order, a delightful two bedroom ground floor apartment which is ideally located within a short walk of the village high street and the renowned Edgbarrow School. The accommodation comprises an entrance hallway, master bedroom with ensuite shower room, a guest bedroom/study, a spacious living/dining room with a door opening to the communal gardens and a stylish refitted kitchen. The property further benefits from ample parking and well maintained communal gardens.

- Ground floor apartment
- Ensuite to master & family bathroom
- Refitted kitchen
- Two bedrooms
- Access from living room to communal garden
- Close to village centre & Edgbarrow school

Outside there are well tended communal lawned grounds with a mix of shrubs and hedgerow. Residents and visitor parking is also available.

Masefield Gardens is a mixed development of properties built in the late 1990's comprising one bedroom and two bedroom apartments along with a number of two and three bedroom houses. It is conveniently located a short walk of approximately 600 metres to the village High Street with its array of shops, restaurants and amenities.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Leasehold information
Term: 169 yrs from 14th July 2016
Years remaining: 159 yrs
Annual Service charge: c.£1,659.49
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







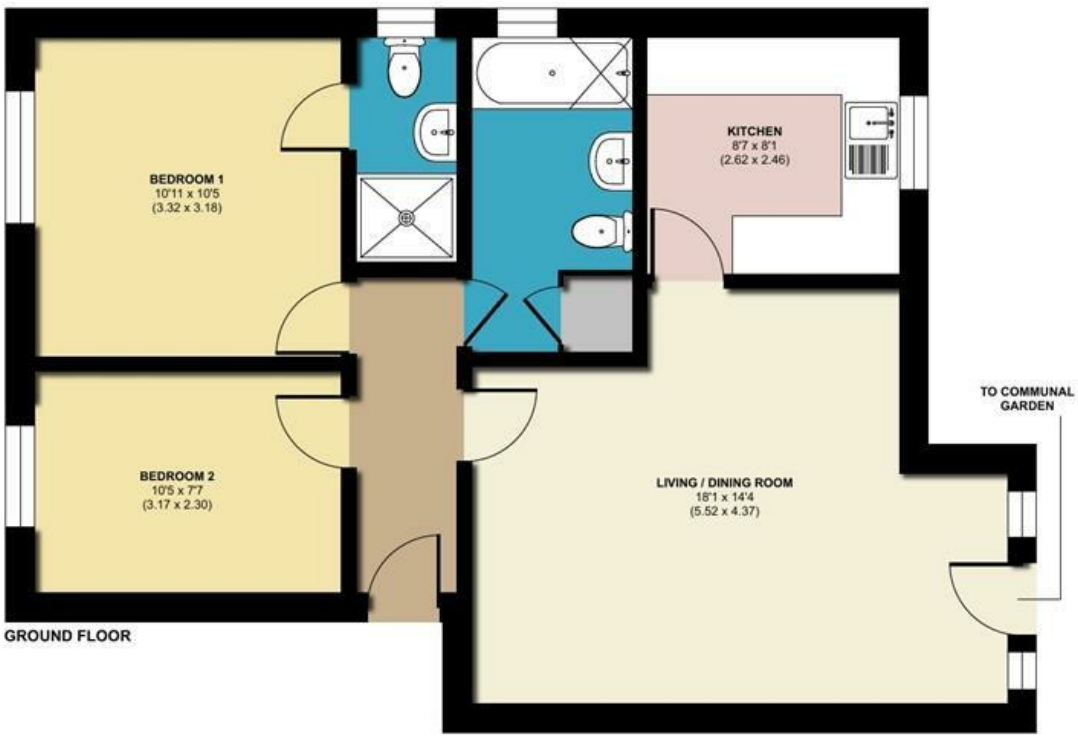


Floorplan

Masefield Gardens, Crowthorne

Approximate Area = 641 sq ft / 59.5 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: 1463847

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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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