



**53, Hawthorn Drive,  
Crowthorne,  
Berkshire, RG45 6UB**

**£260,000 Leasehold**



Located on the desirable Bucklers Park development, an immaculately presented first floor one bedroom apartment built to a high specification and benefitting from its own private balcony. The accommodation comprises a spacious entrance hallway with storage, a double bedroom with fitted wardrobe units, a beautiful fully tiled bathroom with 'Roca' fittings and a stunning 21' x 16' open plan living/dining/kitchen with integrated Bosch appliances. The property also benefits from an allocated parking space and communal bike store.

- Desirable first floor apartment
- Balcony accessed off the living room
- One allocated parking space
- No onward chain
- High specification throughout
- Close to local amenities

The property is set to the front of the development and benefits from an allocated parking space (space 271). This high end apartment benefits from its own private balcony accessed via the open plan kitchen/dining/living room.

Bucklers Park is the latest development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Bucklers Park includes a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. A brand new Co-Op convenience store has also recently opened on the development. The property is ideally placed for access to the A329(M) and M4.

NB: The photographs were taken in 2019.

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

#### Leasehold information

Term: 999 years from 25 March 2018 / Years remaining: 991  
Annual Service charge: c.£1,903.08 (Payable in monthly installments)  
Annual Ground rent: c.£175.00

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

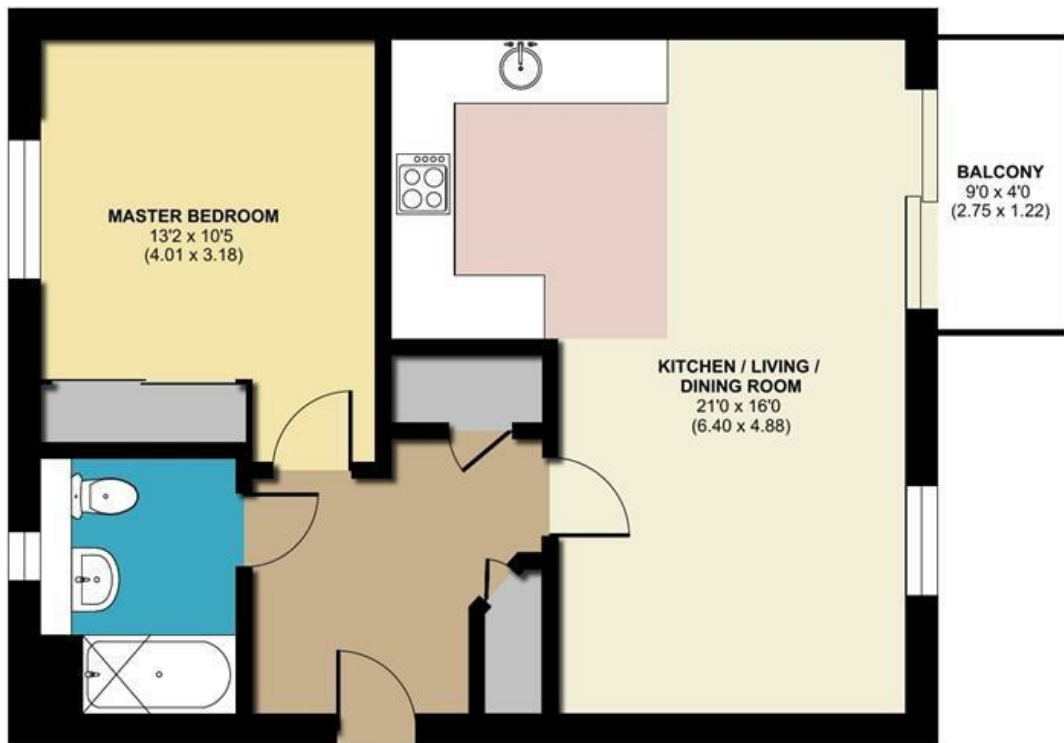




## Hawthorn Drive, Crowthorne

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



FIRST FLOOR

 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: 1471445

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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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