



2, Talavera Close,  
Crowthorne,  
Berkshire, RG45 6DE

**OIEO £260,000 Leasehold**



Ideally located within close proximity of the train station and local shopping parade, a well presented ground floor apartment in a desirable gated development. The accommodation comprises an entrance hallway with security entry system and storage, a lounge/dining room with bay window, which is partially open plan to the modern white gloss kitchen. The master bedroom benefits from fitted wardrobes and an ensuite shower room. There is a good sized guest bedroom and a well presented family bathroom. The property further benefits from gated access to the select development and an allocated parking space.

- Two bed ground floor apartment
- Modern updated kitchen
- Allocated parking space
- Gated development
- Ensuite and family bathroom
- Close to station and shops

The front of the development has an attractive brick/metal railing wall with some shrub border and lawn beyond with a pathway to the communal door serving the block. There are external secure mail boxes and an intercom entry phone system. Between the two blocks there are electrically operated gates to the rest of the development where there are well tended communal areas and the resident and visitor parking.

Talavera Close was built c.2005 and is a sought after development situated to the west of Crowthorne village and not far from Crowthorne railway station with the additional driving convenience to Reading, Bracknell and Camberley which provide access to the M3 and M4 motorways.

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

#### Leasehold information

Term: 125 yrs from 1st March 2005  
Years remaining: 104  
Annual Service charge: c.£2,109.50  
Annual Ground rent: c.£288.37

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

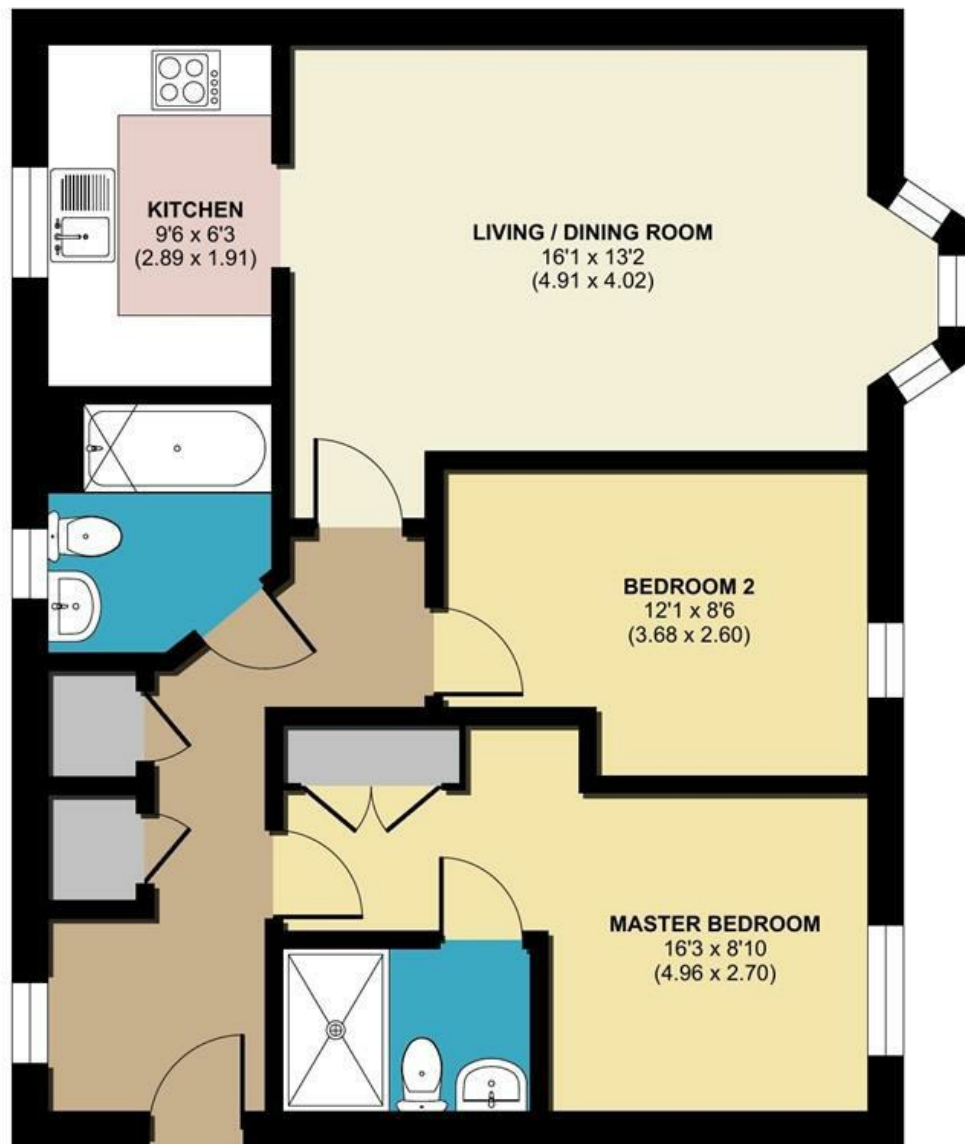




## Talavera Close, Crowthorne, RG45

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



**GROUND 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: 1446111

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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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