



**Briarbanks, 3, St. Francis Close
Crowthorne
Berkshire, RG45 6DF**

£190,000 Leasehold



Offered to the market with no onward chain, a first-floor apartment ideally situated within a stone's throw of Crowthorne train station and local shopping parade. With a security control communal door to the apartment block, the accommodation comprises of an entrance hallway, modern kitchen with an archway leading to the living/dining room, a double bedroom with fitted wardrobe and a family bathroom.

- No Onward chain
- Modern kitchen and bathroom
- Radiator heating
- Ideally situation for train station and shops
- Double glazed windows
- Allocated parking space

There is allocated parking for residents and additional visitor parking.

St. Francis Close was built circa 2005 and is a sought after development situated to the west of Crowthorne village and adjacent to Crowthorne railway station. Reading, Bracknell and Camberley are only a short drive away and the property benefits from easy access to the M3 and M4 motorways. The Post Office, The Hive craft beer/café and 'U' Bakery are all within a short stroll just across the road.

Council Tax Band: B

Local Authority: Bracknell Forest Council

Energy Performance Rating: B

Leasehold information

Term: 189 yrs from 1st April 2005

Years remaining: 169

Annual Service charge: c.£142.20 per month (£1,706.40 PA)

Annual Ground rent: c.£ Nil.

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





Floorplan

St. Francis Close, Crowthorne

Approximate Area = 554 sq ft / 51.5 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: 1397994

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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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