



Flat 6, Birch Court, Birchside,  
Crowthorne,  
Berkshire, RG45 6HR

**£275,000 Leasehold**





Offered to the market with no onward chain and located on the desirable Edgcumbe Park, a stunning refurbished two bedroom top floor apartment with balcony and carport. Accommodation comprises an open plan kitchen/breakfast living room with striking red gloss units and central breakfast island and integrated appliances. There is a private balcony off the lounge with views over the well-tended communal lawns. The property benefits from two double bedrooms and a high specification refitted shower room. Further benefits include well-manicured communal grounds and easy access to both the High Street and station.

- Desirable location with no onward chain
- Stunning open plan kitchen
- Balcony off the living room
- Modern & immaculately presented
- Contemporary shower room
- Carport for parking

Birch Court is a small apartment block in Birch Side, which is located on Edgcumbe park which is a popular award winning development of apartments, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west.

The apartment blocks benefits from well-tended communal ground with an expanse of lawn and mature shrubs and trees, each apartment has their own covered carport and the use of the bin storage area.

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

\*All photographs contained in this brochure were taken in 2024.

Leasehold information

Term: 999 yrs from 1st January 1960

Years remaining: 933

Annual Service charge: c.£1,160.00

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



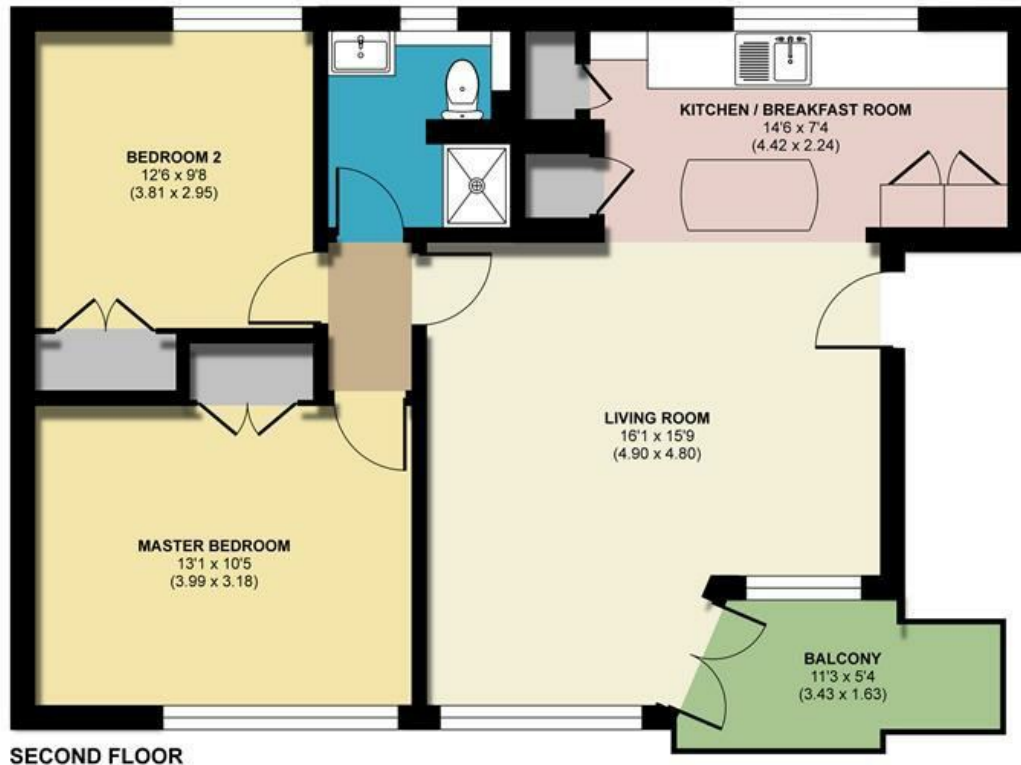




## Birch Court, Birchside, Crowthorne

Approximate Area = 686 sq ft / 64 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Michael Hardy. REF: 651832

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

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

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

01344 779999

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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