MICHAEL HARDY
SALES & LETTING

8 Peninsula Place, Napier Road
Crowthorne
Berkshire, RG45 7BD

£255,000 Leasehold

Offered to the market with no onward chain, a two bedroom first floor apartment located in the heart of the village High Street and benefitting from an undercover allocated parking space. The accommodation comprises an entrance hallway, two double bedrooms, a four piece bath/shower room, a good sized living/dining room and a separate kitchen with solid wooden units.

- No onward chain
- Separate kitchen with solid wood units
- Undercover allocated parking space
- Two good sized bedrooms
- Gas radiator heating
- Photographs taken in 2021

A video entry controlled front door provides access to the well maintained communal hallway with stairs leading to all apartments. Parking is undercover with one allocated space. The property is ideally situated on the High Street providing easy access to the local shops and restaurants.

A desirable two bedroom apartment conveniently located in the village High Street with its array of shops, restaurants and amenities. The road is a pleasant mix of established properties, some of them Victorian or Edwardian with Edgbarrow School and sports centre, the Wildmoor Heath Nature Reserve and Wellington College within a reasonable stroll too.

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

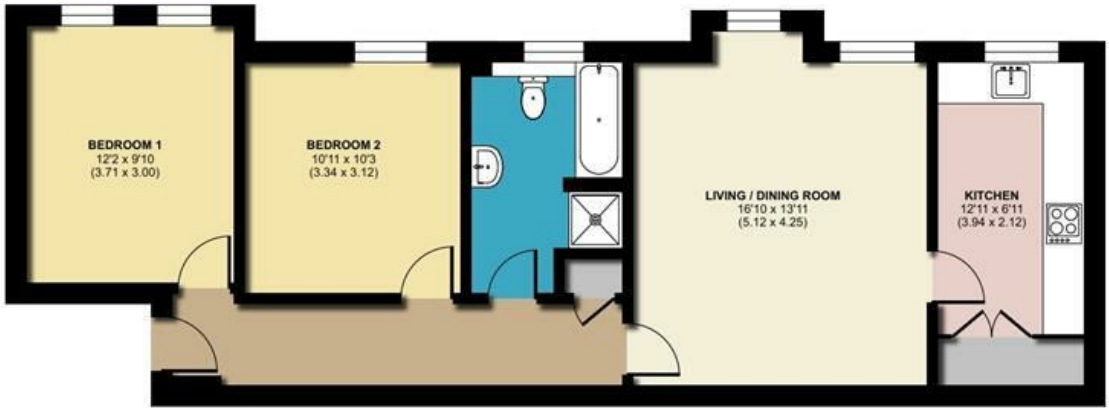
Leasehold information
Term: 125 yrs from 1st January 2004
Years remaining: 103
Annual Service charge: c.£1,523.92
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Floorplan

Napier Road, Crowthorne

Approximate Area = 761 sq ft / 70.7 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: 1408044

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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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