



**Flat 11, Birch Court, Birchside
Crowthorne
Berkshire, RG45 6HR**

OIEO £275,000 Leasehold



Offered to the market in immaculate order, a beautifully presented two bedroom top floor apartment with a balcony overlooking the communal grounds and located in the favoured area of Edgcumbe Park. The delightful accommodation comprises a bright and airy living room with access to the balcony. The living/dining room is semi open plan to a lovely modern kitchen with gloss cream units. There are two double bedrooms, both with fitted wardrobes and a white three piece bathroom suite. The property further benefits from a car port and radiator heating.

- Immaculately presented
- Two generous sized bedrooms
- Carport
- Balcony overlooking the garden
- Modern kitchen
- Well maintained communal gardens

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.

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 northwest.

Council Tax Band: C
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: C

Leasehold information
 Term: 999 yrs from 1st January 1960
 Years remaining: 933
 Annual Service charge: c.£1,160.00

The vendor informs us that flat 11 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Birch Court, Birchside, Crowthorne

Approximate Area = 684 sq ft / 63.5 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: 1416747

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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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