



3, Seymour Court,
Crowthorne,
Berkshire, RG45 6AQ

£155,000 Leasehold



Offered to the market with no onward chain, a rarely available ground floor studio apartment with its own private garden and an extended lease. The accommodation is accessed by a newly replaced front door which opens to the entrance hallway which in turn leads to the bathroom with white suite, the living/bedroom area and the kitchen. A door opens from the living area to a small garden. The property further benefits from ample parking and being ideally located almost opposite Crowthorne train station.

- Ground floor studio apartment
- Short walk to train station & shops
- No onward chain
- Private garden
- Ample parking facilities
- The vendor is in the process of extending the lease

There is ample communal parking within Seymour court and this particular property benefits from its own private garden with panel fencing to either side, a small patio and lawned area.

Seymour Court is a development built in the late 1980's comprising a mix of one bedroom and studio apartments. The development is ideally located within walking distance of Crowthorne railway station and a local parade of shops offering post office, convenience stores and eateries to include the popular U Bakery and Hive café and craft ale bar. Also nearby are the National Trust Ridges and Heathlake Nature Reserve, both with pleasant woodland walks.

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

Leasehold information
 Term: 99 yrs From 1st January 1985 - The current lease is being extended by an additional 90 years as part of the sale process.
 Years remaining: c.148 years remaining upon completion.
 Annual Service charge: c.£780.00
 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Seymour Court, Crowthorne

Approximate Area = 312 sq ft / 28.9 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: 1459654

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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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