



**19 Nugee Court, Dukes Ride,
Crowthorne,
Berkshire, RG45 6SJ**

£300,000 Freehold



Located in the ever popular development of Nugee Court, a rarely available two bedroom ground floor apartment with its own private terrace and a garage in a nearby block. The accommodation comprises a spacious enclosed and private entrance lobby providing additional accommodation compared to the standard design often found within Nugee Court. There is an entrance hallway with storage, a living room which opens to the private terrace, a modern fitted kitchen, two good size bedrooms with built in wardrobes and a family bathroom. The property further benefits from double glazed uPVC windows and gas radiator heating. We understand the property also benefits from have a share of the freehold.

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| <ul style="list-style-type: none"> • Two bedroom GROUND floor apartment • Modern kitchen • Garage in a block | <ul style="list-style-type: none"> • Additional entrance lobby to the standard design • Private terrace off the living room • Share of the freehold |
|---|--|

This popular development is located within walking distance of the village High Street which offers a variety of stores, eateries and general amenities. Good local schools at all levels are within reasonable distance, subject to catchment areas.

The development comprises three separate blocks of apartments which reside in secluded grounds which are well tended comprising areas of lawn and shrub borders with enclosed boundaries. There are garages in two separate blocks plus further resident parking spaces.

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

Leasehold information
 Term: 999 yrs from 6th March 2009
 Years remaining: 982
 Annual Service charge: c.£1,851.80
 The vendor informs us that flat 19 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

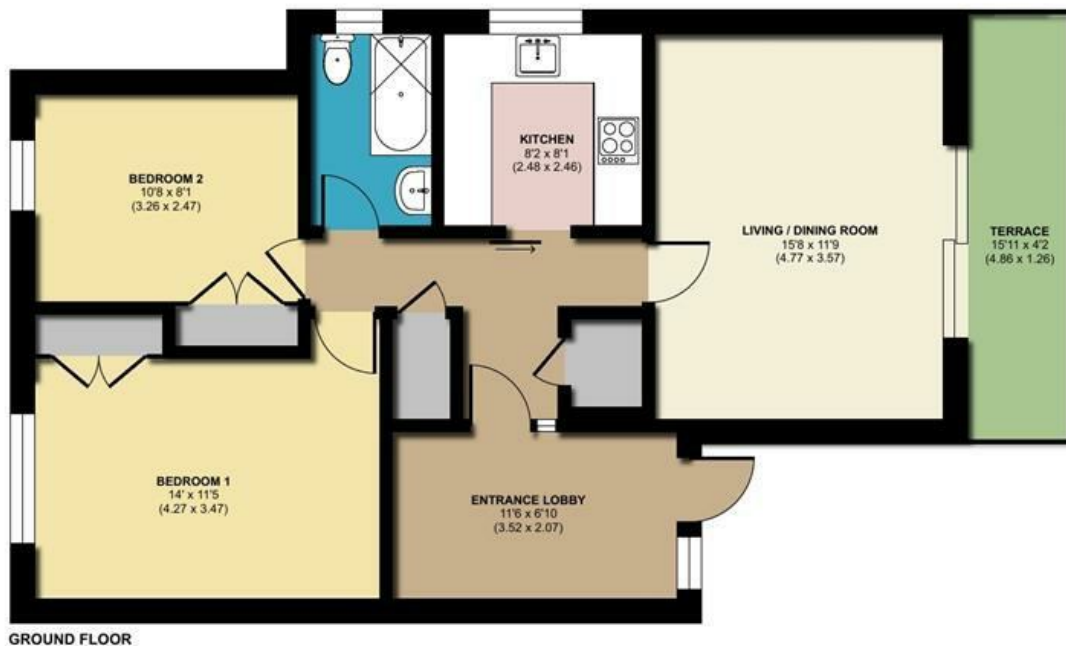




Nugee Court, Dukes Ride, Crowthorne

Approximate Area = 739 sq ft / 68.6 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: 1470163

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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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