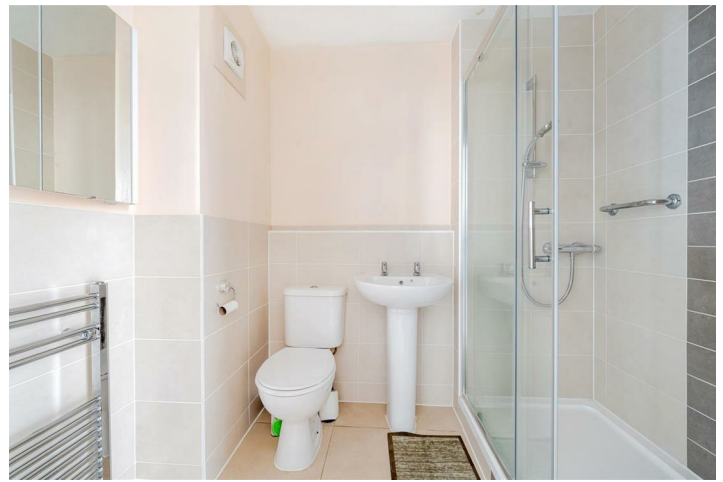




**Flat 29 Oak Lodge, New Road
Crowthorne
Berkshire, RG45 6SL**

£150,000 Leasehold



Offered to the market with no onward chain, a delightful ground floor apartment for the over 55's which is presented in excellent order and benefits from double doors off the lounge to a small private patio. The accommodation comprises of an entrance hallway, modern kitchen with window, a living/dining room, a double bedroom with fitted wardrobes and a modern updated shower room. There is a secure entry system to the development with a communal lounge and drying room on the ground floor. A lift serves the apartments in the front block with a stair lift for the first floor apartments in the rear block.

- No onward chain
- Ground floor with doors to communal garden
- Communal residents lounge
- Desirable retirement development
- Well presented throughout
- Close to Village High Street

To the front of the apartment block you will find a paved private residents and visitor parking area with gated access and a timber mobility scooter store. At the rear of the development are secure gardens which are well tended with areas of lawn, winding pathway with benches and a patio area.

Oak Lodge is a well maintained retirement development situated within a few hundred metres of the village High Street and therefore is ideally placed for local shops and amenities, doctor surgery and bus routes.

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

Leasehold information
Term: 99 yrs from 16th October 1989
Years remaining: 63
Annual Service charge: c.£3,969.48
There is a resale fee of 1.2% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

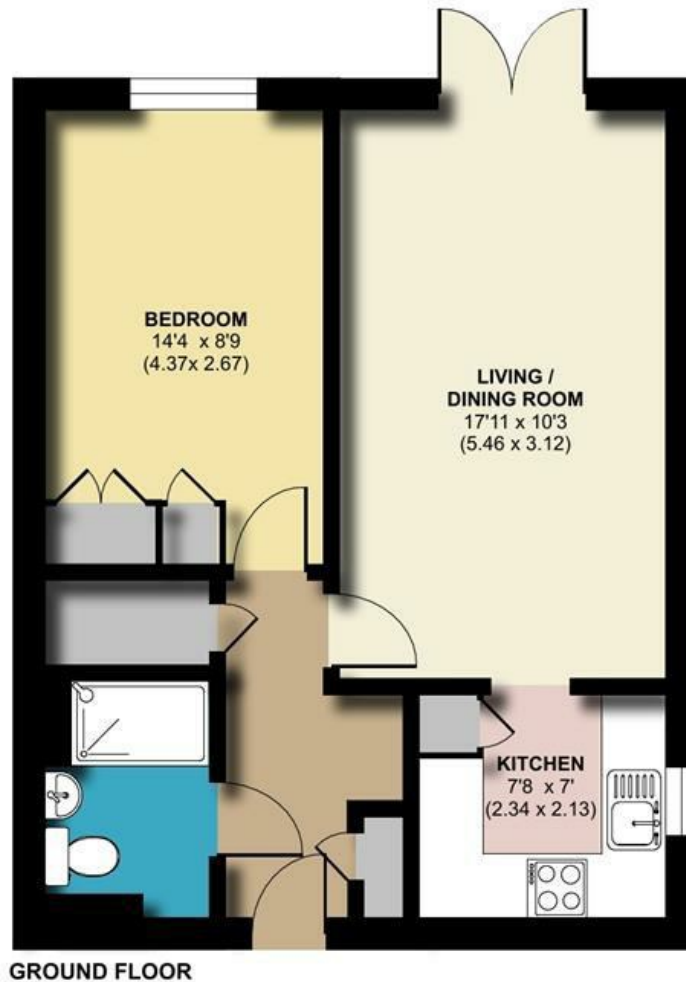




Oak Lodge, New Road, Crowthorne

Approximate Area = 495 sq ft / 45.9 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 2025. Produced for Michael Hardy. REF: 1320739

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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