MICHAEL HARDY
SALES & LETTING

5, Masefield Gardens,
Crowthorne,
Berkshire, RG45 7QS

OIEO £400,000 Leasehold

Offered to the market with no onward chain and ideally located within a short walk of the high street and outstanding Edgbarrow school, a well presented two bedroom apartment with a balcony and garage in a block. With a lift providing access to all floors, the well kept accommodation comprises an entrance hallway, a spacious living/dining room with balcony, a modern kitchen with breakfast bar and a number of integrated appliances, a master bedroom with Juliette balcony, fitted wardrobes and ensuite, a good sized guest bedroom and a spacious family shower room.

- Vacant possession
- Well presented throughout
- Garage in a block
- Desirable apartment with balcony
- Lift providing access to all floors
- Ideally located within a short walk to high Street

Outside there are well tended communal lawned grounds with a mix of shrubs and hedgerow. Residents and visitor parking is also available and this particular property benefits from a single garage in a block.

Masefield Gardens is a mixed development of properties built in the late 1990's comprising one bedroom and two bedroom apartments along with a number of two and three bedroom houses. It is conveniently located a short walk of approximately 600 metres to the village High Street with its array of shops, restaurants and amenities.

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

Leasehold information
Term: 189 yrs from 24th December 1996
Years remaining: 159 yrs
Annual Service charge: c.£1,665.83
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

SIEMENS

Floorplan

Masefield Gardens, Crowthorne

Approximate Area = 1010 sq ft / 93.8 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1145 sq ft / 106.3 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: 1435482

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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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