



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

£275,000 Leasehold



Offered to the market with no onward chain and located on the desirable Edgcumbe Park, a stunning refurbished two bedroom top floor apartment with balcony and carport. Accommodation comprises an open plan kitchen/breakfast living room with striking red gloss units and central breakfast island and integrated appliances. There is a private balcony off the lounge with views over the well-tended communal lawns. The property benefits from two double bedrooms and a high specification refitted shower room. Further benefits include well-manicured communal grounds and easy access to both the High Street and station.

- Desirable location with no onward chain
- Stunning open plan kitchen
- Balcony off the living room
- Modern & immaculately presented
- Contemporary shower room
- Carport for parking

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 north west.

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.

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: D
*All photographs contained in this brochure were taken in 2024.

Leasehold information
Term: 999 yrs from 1st January 1960
Years remaining: 933
Annual Service charge: c.£1,160.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

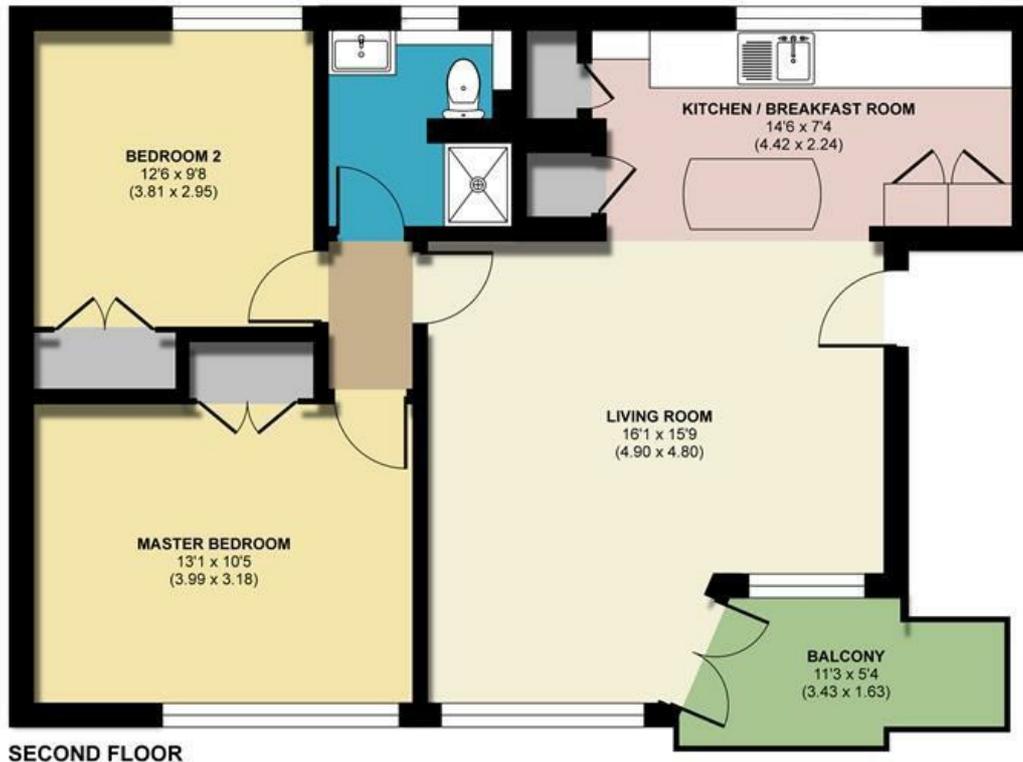




Birch Court, Birchside, Crowthorne

Approximate Area = 686 sq ft / 64 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Michael Hardy. REF: 651832

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU
0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT
01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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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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