



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

£350,000 Leasehold



Located in the desirable Nugee Court development which is ideally placed within walking distance to the High Street, a rarely available and beautifully presented three bedroom ground floor apartment with the benefit of a garage in a nearby block. The delightful accommodation comprises an entrance hallway with storage cupboards, a stylish modern kitchen which is semi open plan to the living room which benefits from sliding patio doors to the private terrace. There is a spacious master bedroom with fitted wardrobe and an ensuite shower room, two further well proportioned bedrooms and a three piece family bathroom.

- Rarely available three bedroom apartment
- Beautiful kitchen
- Ground floor with private terrace
- No onward chain
- Ensuite to master
- 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.

Nugee Court 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.

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

Leasehold information
Term: 999 yrs from 6th March 2009
Years remaining: 983
Annual Service charge from 1st July 2024 to 30th June 2025: c.£1,719.54
The vendor informs us that flat 4 Nugee Court, Dukes Ride 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 = 897 sq ft / 83.3 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 2025. Produced for Michael Hardy. REF: 1327154

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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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