MICHAEL HARDY
SALES & LETTING



Flat 10, Oak Lodge, New Road, Crowthorne, Berkshire, RG45 6SL

OIRO £225,000 Leasehold





Located in the desirable retirement complex of Oak Lodge, a rarely available two bedroom first floor apartment which is offered to the market with vacant possession and within a stones throw of the village high street. The accommodation comprises an entrance hallway, two bedrooms which both benefit from fitted wardrobes, a modern kitchen, an updated shower room with easy access shower and a 17' living/dining room with views over the well tended garden. 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.

- Rarely available two bedroom apartment
- Modern kitchen
- Communal residents lounge
- Refitted easy access shower room
- Delightful views over rear garden
- Lift in the block to service apartment

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: C

Leasehold information
Term: 190 yrs from 1st January 1989
Years remaining: 152
Annual Service charge: c.£4,752.36
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.






AEG



Floorplan

Oak Lodge, New Road, Crowthorne

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1499444

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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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