MICHAEL HARDY
SALES & LETTING



9 Alpha House, Napier Road,
Crowthorne,
Berkshire, RG45 7AU

OIEO £280,000 Leasehold





Offered to the market with no onward chain and located in the heart of the village high street, a penthouse style two bedroom apartment with balcony, vaulted ceilings and full height floor to ceiling windows. Alpha House benefits from a lift to all floors and this apartment has an allocated parking space. The stylish accommodation comprises an entrance hallway, an open plan modern kitchen/living room/dining room with integrated appliances, air conditioning and access to the balcony. The master bedroom also benefits form access to the balcony and a modern ensuite shower room. There is a well-proportioned guest bedroom and a modern family bathroom. If you are looking for a contemporary apartment with easy access to local amenities, we strongly recommend booking a viewing.

- No onward chain
- Balcony accessed via living room and bedroom
- Vaulted ceiling
- Top floor penthouse style apartment
- Air conditioning to living room
- Lift to all floors & allocated parking

To the rear of the building is an allocated parking space. Access to the building is via a communal hall with bike store, bin store and lift to all floors.

The property is conveniently located along the village High Street with its array of shops, restaurants and amenities. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are also within walking distance. The road is a pleasant mix of shops and residential properties, some of them Victorian or Edwardian. Further nearby places of interest include 'The Ridges' National Trust, the Heath Lake and the Devils Highway, all of these offering delightful woodland walks and local beauty spots.

NB: Photographs were taken in 2023.

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

Leasehold information
Term: 125 years from 1 January 2006
Years remaining: 104 yrs
Annual Service charge: c.£1800
The vendor has indicated that the annual ground rent is c.£150.00 (We do not hold documentation to confirm this)
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.









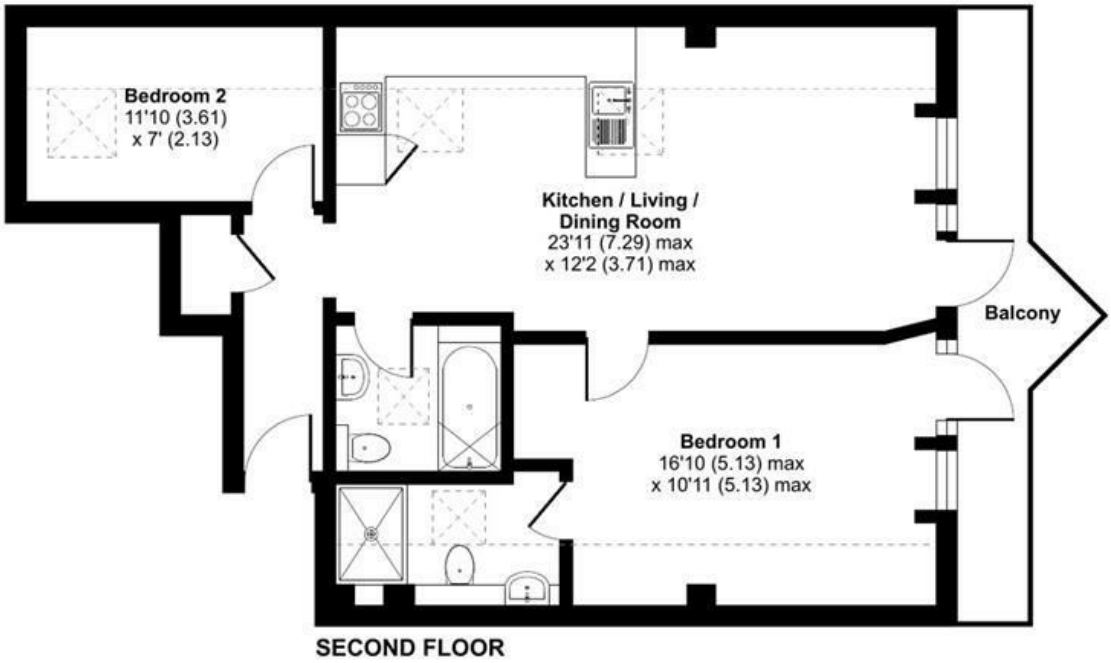
Floorplan

Alpha House, Napier Road, Crowthorne, RG45

Approximate Area = 540 sq ft / 50.1 sq m
Limited Use Area(s) = 149 sq ft / 13.8 sq m
Total = 689 sq ft / 63.9 sq m
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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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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