



**3 Oak Lodge, New Road  
Crowthorne  
Berkshire, RG45 6SL**

**£160,000 Leasehold**





Situated in the heart of Crowthorne village, a desirable ground floor retirement apartment with on site warden, the property is ideally located close to local shops and eateries. The accommodation comprises entrance hall, living/dining room, kitchen, bedroom with fitted wardrobes and bathroom. The property is in reasonable order throughout. The development benefits from well maintained communal gardens and resident and visitor parking.

- Short walk to the village centre
- Residents and visitor parking
- No onward chain
- Desirable non estate setting
- Communal Lounge

At the front is a block paved private residents and visitor parking area with gated access. At the rear of the development are secure gardens which are well tended with areas of lawn, various shrub borders, a 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 ideally placed for local shops and amenities, doctor surgery and bus routes among others. There is a secure entry system to the development with a communal lounge and drying room on the ground floor and a lift serving the apartments in the front block with a stairlift for the first floor apartments in the rear block.

Council Tax Band: C  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D

#### Leasehold information

Term: 99 yrs from 1st January 1989

Years remaining: 63

Annual Service charge: c.£3,969.48

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.





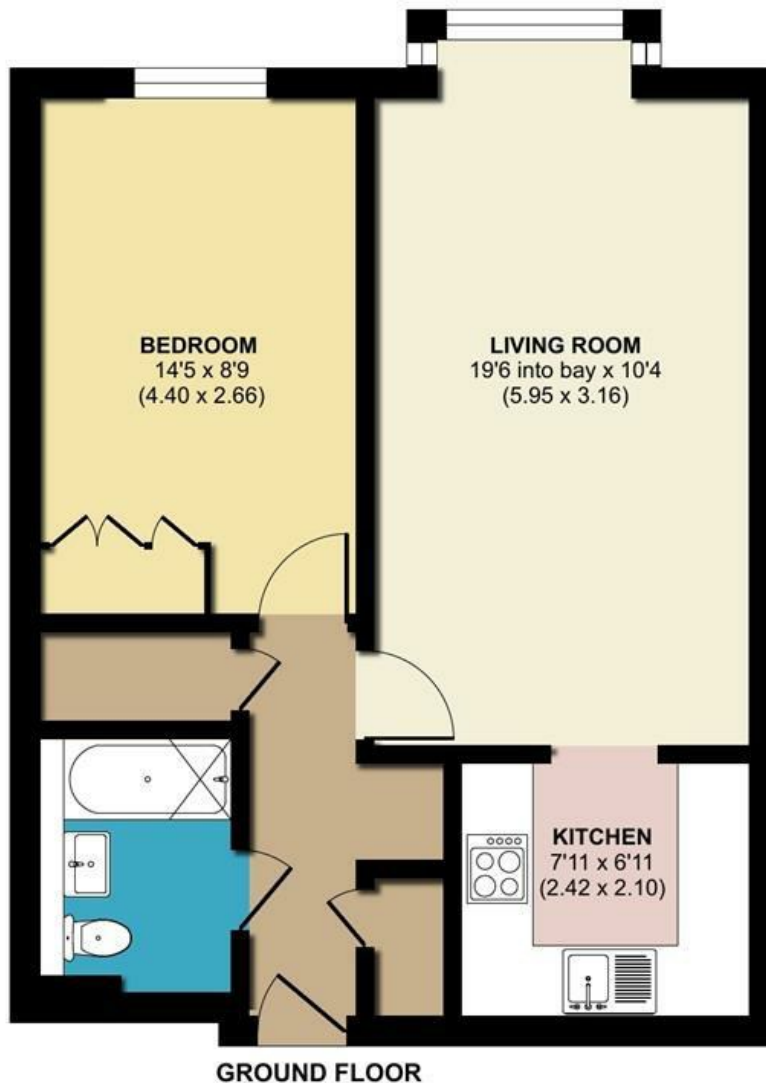




## Oak Lodge, New Road, Crowthorne

Approximate Area = 502 sq ft / 46.6 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). © nitchecom 2025. Produced for Michael Hardy. REF: 1334640

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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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