



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

**£285,000 Leasehold**





Offered to the market in immaculate order, a stunning two bedroom top floor apartment with the added benefit of a balcony off the living room and a garage in a block. Ideally located within a short walk of the village high street, the desirable and well-kept accommodation comprises an entrance hallway with storage cupboard, a stunning updated kitchen, a living room with coffered ceiling and a balcony, two double bedrooms and a modern bathroom.

- Top floor apartment
- Balcony off the living room
- Garage in a block
- Stunning modern kitchen
- Stylish bathroom
- Short walk to village centre

Nugee Court comprises three separate blocks of apartments which reside in secluded, well tended grounds with areas of lawn and shrub borders in enclosed boundaries. There are garages in two separate blocks plus further resident parking spaces.

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.

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

Leasehold information  
Term: 999 yrs from 6th March 2009  
Years remaining: 982  
Annual Service charge: c.£1,851.80  
The vendor informs us that flat 15 owns a share of the freehold.  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





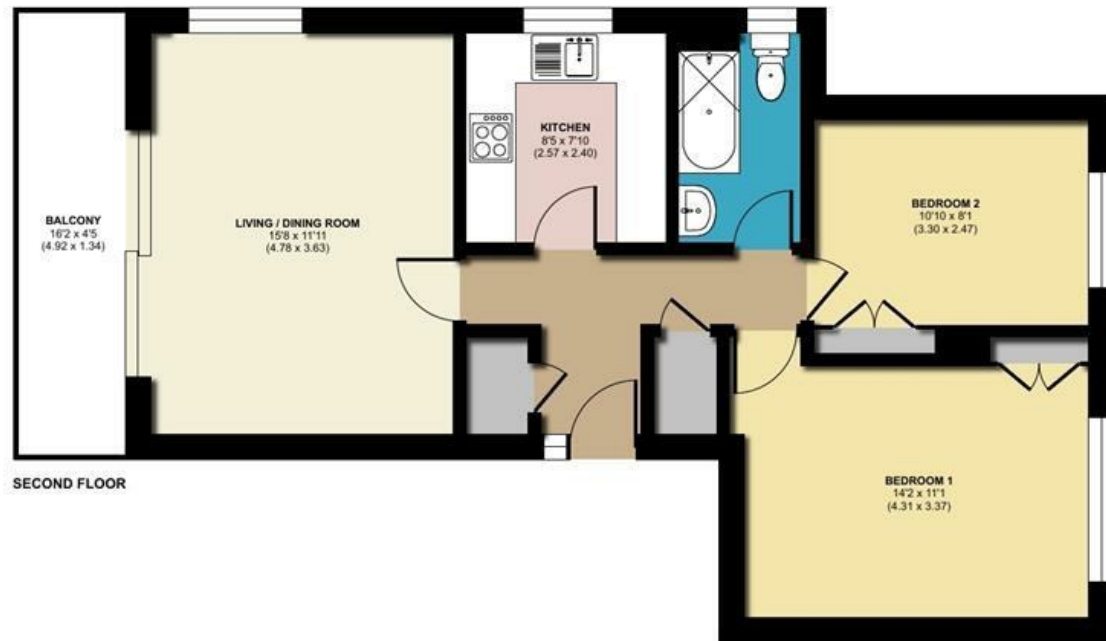




## Nugee Court, Dukes Ride, Crowthorne

Approximate Area = 642 sq ft / 59.6 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). © nichecom 2026. Produced for Michael Hardy. REF: 1410754

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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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Ref: 18586580 | Folio: C6013 | 18th February 2026