



2, Wilson Row  
Crowthorne  
Berkshire, RG45 6WE

**£240,000 Leasehold**



Offered to the market with no onward chain, an immaculately presented ground floor apartment with patio doors and a parking space with an EV charging point. This desirable apartment was an ex show home and the accommodation comprises as follows; entrance hallway with a security entry control panel, a spacious utility cupboard, a lovely open plan living/dining/kitchen room with the kitchen units in a fashionable light grey 'shaker' design with Bosch appliances and the living room benefitting from patio doors. There is a spacious double bedroom with fitted wardrobes and a stylish modern bathroom suite.

- Ex Show apartment with no onward chain
- Gas radiator heating
- Parking space with EV charging point
- Ground floor with patio doors
- Bonus utility cupboard
- Immaculately presented

Outside the property benefits from small shrubs which are located outside the apartment's patio doors. The apartments main front door benefits from a security control entrance system and the property benefits from an allocated parking space to the rear of the block with an EV charging point.

Bucklers Park is a new development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Plans for Bucklers Park include a Hall & Woodhouse restaurant/bar, a community garden and neighbourhood centre. The property is ideally placed for access to the A329(M) and M4.

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

Leasehold information  
Term: 999 yrs from 1st January 2022  
Years remaining: 996  
Annual Service charge: c.£1,428.00  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Wilson Row, Crowthorne

Approximate Area = 558 sq ft / 51.8 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: 1382356

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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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