



**52, Edrich Grange
Crowthorne
Berkshire, RG45 7FJ**

OIEO £300,000 Leasehold



A beautifully presented two bedroom, upper floor apartment ideally located within walking distance of the village centre and Crown Estate woodland. The well presented accommodation comprises an entrance hallway with storage, two good sized bedrooms, and a stylish family bathroom. There is a modern, open plan kitchen/living/dining room featuring sleek white gloss units and integrated appliances. This space opens onto a desirable balcony, perfect for a café style table and chairs. The property also benefits from two allocated parking spaces and well maintained communal gardens.

- Balcony off the living room
- Radiator heating
- Immaculate presentation throughout
- Open plan living/kitchen/dining room
- Two spacious bedrooms
- Two allocated parking spaces

The property benefits from two allocated parking spaces, a communal bin storage area, and well-maintained communal gardens.

Edrich Grange is a modern development perfectly positioned within walking distance of the Village High Street, with its variety of independent shops, eateries, and public houses. The property is also within easy reach of acres of Crown Estate woodland, ideal for walkers and cyclists alike. Excellent local schools are available at all levels, with the highly popular Edgbarrow Secondary School situated just over half a mile away as the crow flies.

The property rental is estimated to achieve £1,450 per calendar month for an unfurnished/furnished let, reflecting market conditions as at 10th March 2026

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

Leasehold information
Term: 125 yrs from 1st April 2020
Years remaining: 119
Annual Service charge: c.£897.48

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

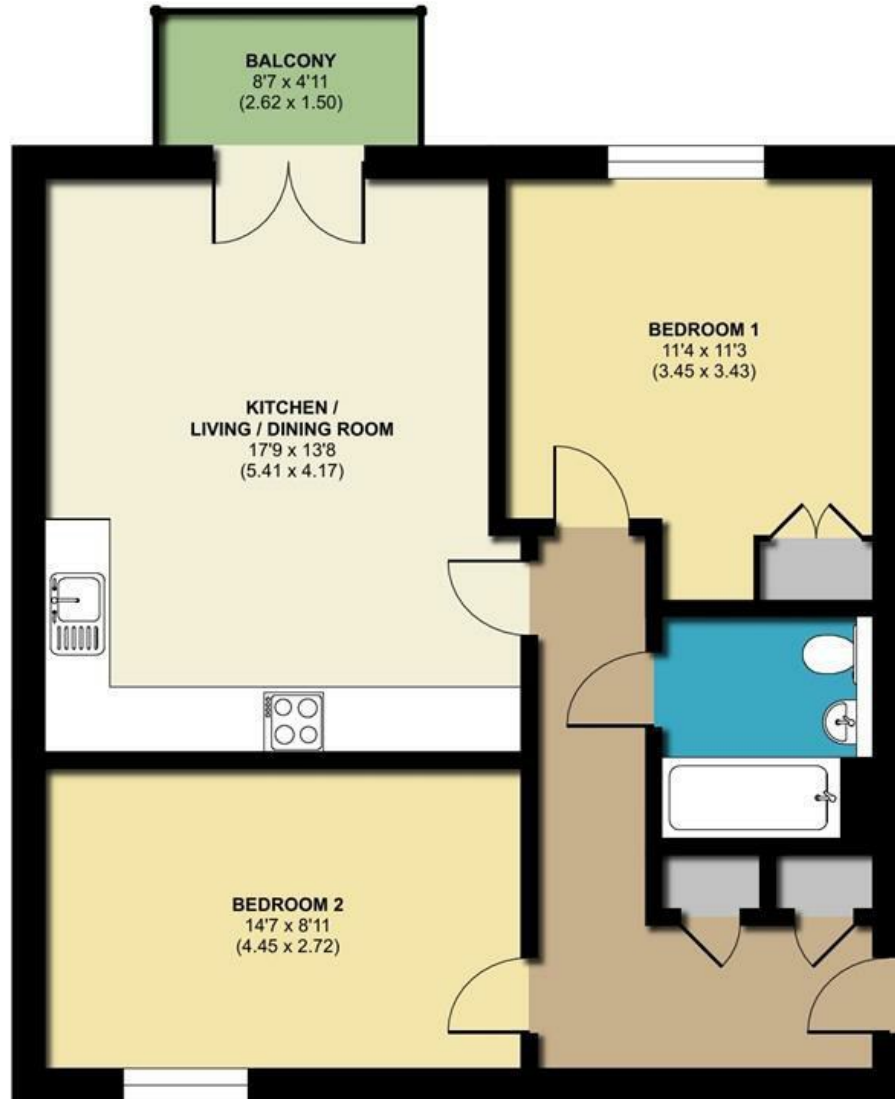




Edrich Grange, Crowthorne

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



SECOND 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: 1423667

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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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