



28, St Andrews Close
Crowthorne
Berkshire, RG45 6UP

OIEO £185,000 Leasehold



Located towards the end of a desirable cul-de-sac backing onto the prestigious East Berkshire Golf course, a well presented ground floor maisonette in the popular area of Heathlake Park. The accommodation comprises a spacious living/dining room, kitchen, a modern shower room and a double bedroom. The property further benefits from allocated parking, wooden double glazed windows, electric storage heaters and well-kept external communal areas.

- Ground floor spacious maisonette
- Double glazed wooden windows
- Allocated parking space
- Modern shower room
- Electric heating
- Backing onto East Berkshire Golf Course

Heathlake Park is a development built in the late 1980's and abuts the woodland of the Heathlake Nature Reserve and the East Berkshire Golf Course. The estate sits between Crowthorne Railway Station and the High Street with its variety of shops and amenities and is a short walk to the Tesco Express shopping parade. The property would make an ideal first purchase, downsize or investment.

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

Leasehold information

Term: 125 yrs from 1st January 1992

Years remaining: 92 yrs

Annual Service charge: £952.38

The vendor informs us that the maisonette 28 St Andrews Close owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

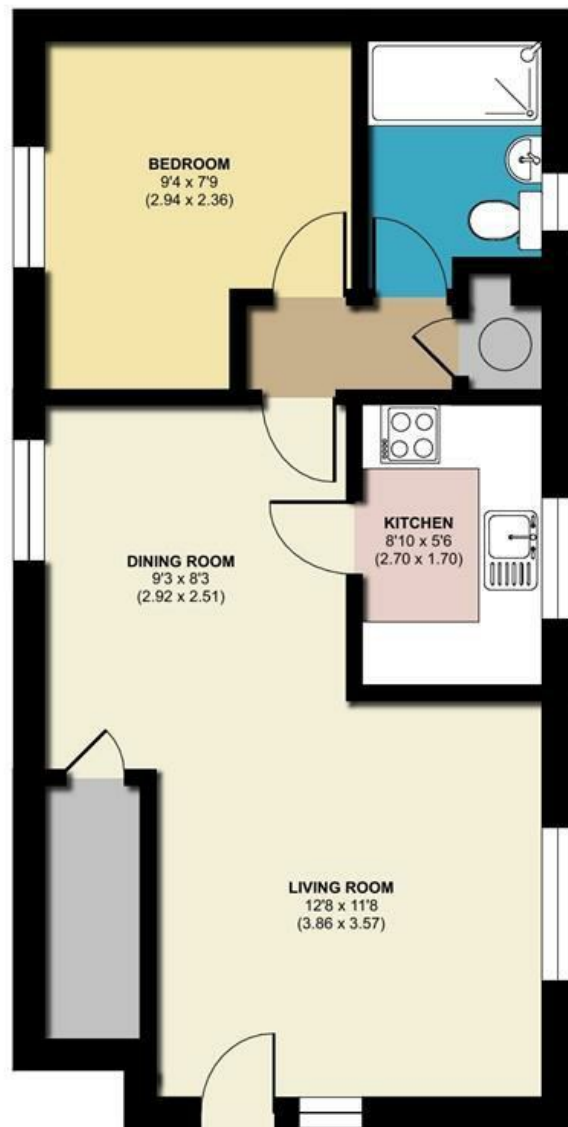




St. Andrews Close, Crowthorne

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



GROUND FLOOR

 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: 1247246

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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