



12, Shaw Park,
Crowthorne,
Berkshire, RG45 7QL

£250,000 Leasehold



Situated toward the end of a cul-de-sac and within easy reach of the village high street and Edgbarrow School, a well presented two bedroom, two bathroom ground floor apartment which is offered to the market with no onward chain. The accommodation comprises an entrance hallway, a master bedroom with fitted wardrobes and a modern ensuite shower room, a further guest bedroom, a living/dining room, fitted kitchen and a family bathroom. The property further benefits from an allocated parking space and well maintained communal grounds.

- No onward chain
- Living/dining room
- Ensuite shower room
- Ground floor apartment in cul-de-sac setting
- Fitted wardrobes to main bedroom
- Communal gardens

Pleasant communal gardens in a setting abutting the grounds of Wellington College. The apartment enjoys one allocated parking space, ample visitor parking and bike storage.

This ground floor apartment is conveniently located within a short walk of the village High Street, Edgbarrow School and the Wildmoor Heath Nature Reserve. Crowthorne train station is also within close proximity. This newer part of Shaw Park was built in the late 1990's as an addition to the original 1980's built Wellington Chase development which now offers a variety of property styles and sizes including two bedroom apartments, some 3 bedroom townhouses and various 3, 4 and 5 bedroom family homes. Further nearby places of interest include Wellington College, 'The Ridges' National Trust, the Heath Lake and the Devils Highway, all of these offering delightful woodland walks and local beauty spots.

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

Leasehold information
Term: 189 yrs from 1st March 1998
Years remaining: 161
Annual Service charge: c.£823.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

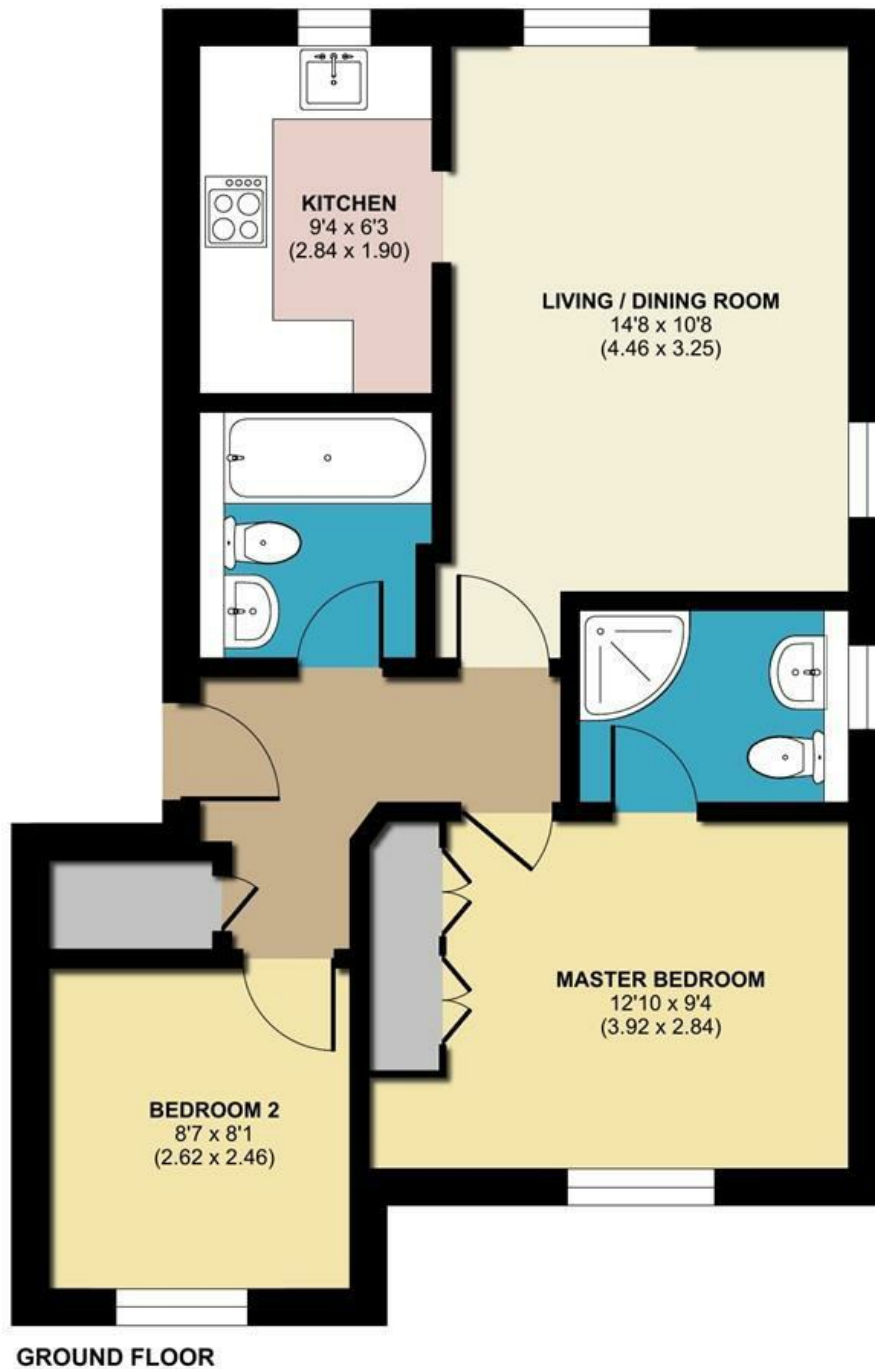




Shaw Park, Crowthorne

Approximate Area = 582 sq ft / 54 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: 1478802

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk


MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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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