

noir

by **david cliff**



Heath Hill Road North | Crowthorne

Asking Price: £490,000

noir



Oakingham Court is an impressive character building that has been thoughtfully converted into just eight high-end apartments, ideally and quietly tucked away on the corner of Heath Hill Road North, in the heart of Crowthorne village.

The location is exceptionally convenient, with Crowthorne High Street just a short walk away offering a wide range of independent shops, cafés and supermarkets. Crowthorne Station is also within easy walking distance, while the area is well served by a selection of highly regarded schools. For those who enjoy the outdoors, there are also plenty of woodland walks right on the doorstep, making this an ideal setting for both convenience and lifestyle.

Combining character with a high-quality contemporary finish, the development benefits from allocated residents' parking, attractive communal areas, a dedicated bike store and EV charging facilities per apartment.

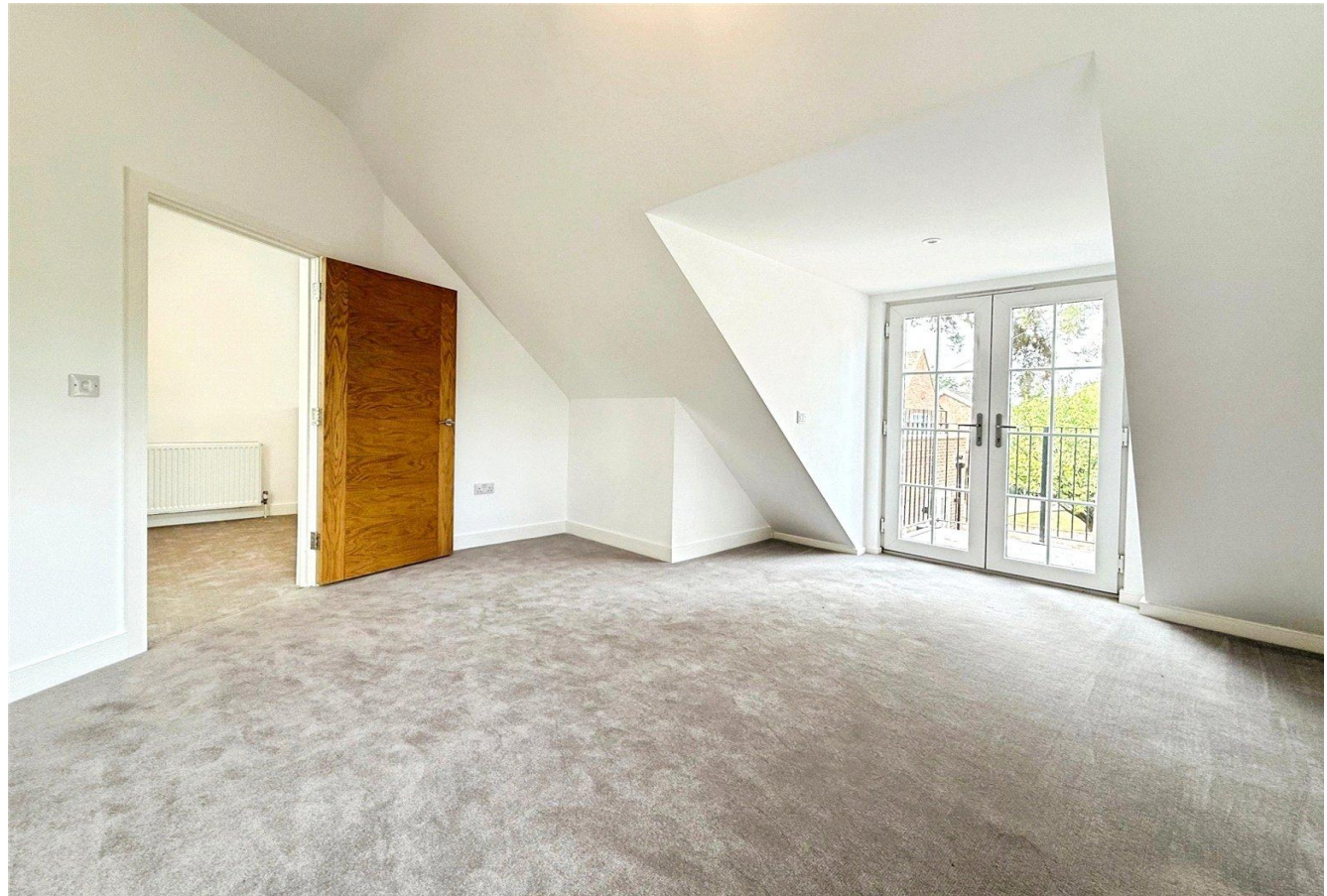
from the **noir** collection

#1 is particularly unique, being the only property within Oakingham Court to benefit from its own private external entrance, giving it a maisonette-style feel. Arranged over two floors, the apartment offers spacious and versatile accommodation throughout.

The ground floor is centred around an impressive 30ft open-plan living/dining room with a fitted kitchen, creating a superb space for both everyday living and entertaining. There are also two good-sized bedrooms and a fitted shower room on this level.

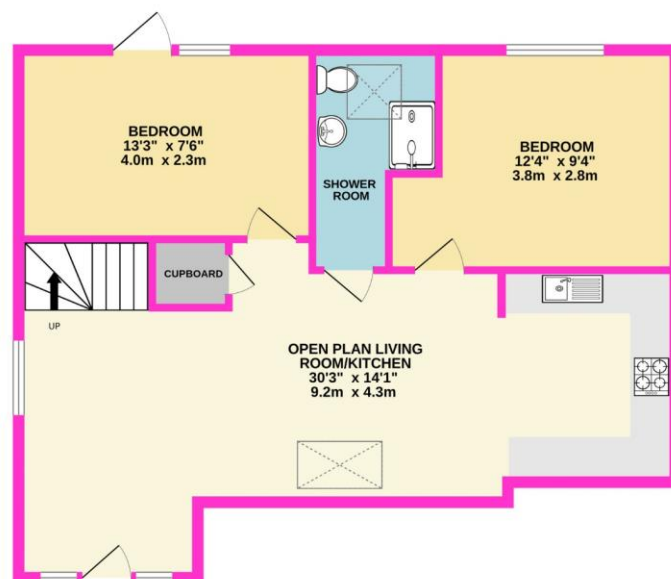
Upstairs, a welcoming landing leads to a further generous double bedroom, complete with its own private balcony, alongside a second fitted shower room.

A truly individual home combining the character of a conversion with stylish modern living, generous proportions and a highly convenient village location.

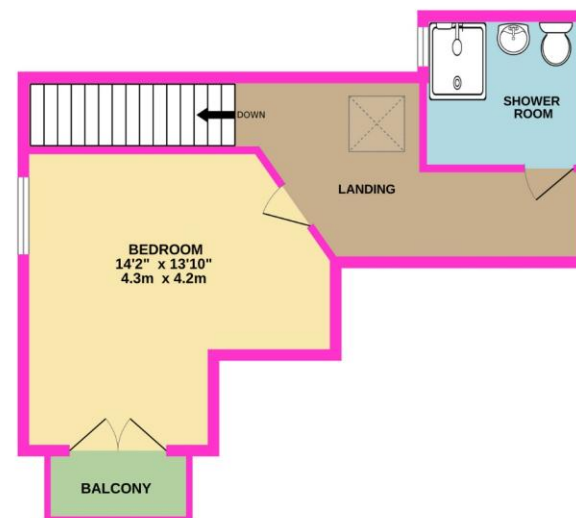


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



TOTAL APPROX. AREA: 996 SQ. FT / 92.5 SQ. M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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So what is **noir**?

GRAND, interesting, chic or **UNIQUE**... some properties are just a little different to the norm and we believe that requires some different marketing, so the **noir** brand was formed here at **david cliff**. Buyers now recognise this property selection and appreciate that it is not based on price or size alone but character, charm and individuality.

davidcliff.com

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