













Offering a superb opportunity to acquire a spacious and well presented two bedroom top floor apartment, this charming property boasts over 900 years remaining on the lease and a share of the freehold. Ideally positioned just a 10-minute walk from the Town Centre and Train Station, the home benefits from a peaceful communal garden and allocated parking, making it perfect for professionals, couples, or small families seeking convenient and comfortable living. The apartment's generous layout includes two double bedrooms, a spacious kitchen, and a separate lounge/diner, presenting a versatile and inviting living space throughout.

Upon entering the apartment, you are welcomed into a bright and airy hallway leading to all principal rooms. The lounge/diner is a spacious and comfortable area, ideal for both relaxing evenings and entertaining guests, featuring ample room for a dining table and lounging furniture. The kitchen is well fitted with storage and work surfaces, creating a practical space for meal preparation while maintaining a sleek and contemporary feel. There is a fitted Breakfast Bar with space for 2 that can be practically folded away against the wall to maximize space.

Both bedrooms are generously sized doubles, one benefitting from built in storage and both with plenty of natural light. These rooms offer ample space for wardrobes and additional furniture, ensuring comfort and functionality. The bathroom is conveniently situated and well proportioned, featuring modern fixtures and a clean design to complement the overall feel of the property.

Externally, the communal garden is an attractive addition, providing a quiet retreat for residents to enjoy the outdoors within a well-maintained space. The property also benefits from allocated parking, a valuable asset in this popular area. With over 900 years left on the lease and a share of the freehold, this apartment represents a secure and desirable long-term investment.

In summary, this superb two bedroom top floor apartment combines spacious and stylish accommodation with an enviable location close to the Town Centre, Train Station, and local amenities. Ready to move into and boasting excellent lease terms, it is an ideal home for a range of buyers seeking comfort, convenience, and community.

Oakwood Estates

Property Information

- 2 BEDROOM TOP FLOOR APARTMENT
- COMMUNAL GARDEN
- CLOSE PROXIMITY TO AMENITIES
- SPACIOUS & WELL PRESENTED THROUGHOUT
- 962 YEARS REMAINING ON THE LEASE
- 10 MINUTES WALK TO TOWN CENTRE & TRAIN STATION
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- PERFECT OPPORTUNITY FOR FIRST TIME BUYERS/DOWNSIZERS OR INVESTORS

x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Situated in a sought-after location that combines accessibility with tranquility, this apartment is perfectly placed for those who appreciate proximity to a wide range of amenities. The vibrant Town Centre offers an excellent selection of shops, cafes, and restaurants while the Train Station ensures easy commuting to surrounding areas and major cities including London Waterloo. For the commuter by car, junction 10 of the M4 via the A329(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, athletics and football, various fitness centres and racing at Ascot and Windsor. The local area has many parks with dog walking facilities or play areas for children. Nearby amenities include the Lexington Shopping Centre, Multiplex Cinema, Leisure centres, plenty of shops and restaurants.

Leasehold Information

Ground Rent: £134 per annum (Paid in 2 parts £67.00 every 6 months)
Service Charge: £1800 per annum
Years remaining on the Lease: 962

Council Tax

Band C

Floor Plan

Oakwood Estates

Crowthorne Lodge
Approximate Floor Area = 53.65 Sq m / 577.48 Sq ft

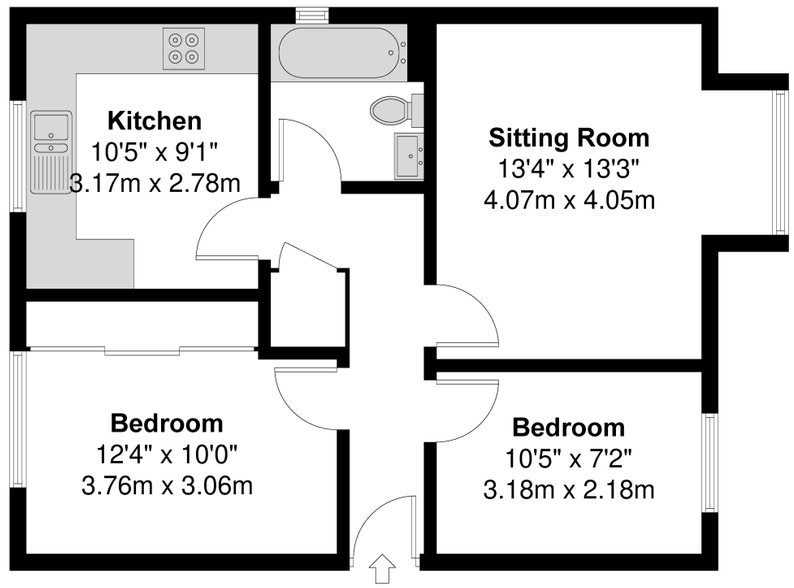


Illustration for identification purposes only,
measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

