

davidcliff

passionate about property



Edrich Grange, Crowthorne, Berkshire, RG45 7FJ

Asking Price: £287,500

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Offered to the market with no onward chain, this well-presented two-bedroom first-floor apartment is situated within the recently developed Cricket Field Grove in Crowthorne, built by Barratt Homes.

The accommodation comprises a spacious L-shaped entrance hallway with three useful storage cupboards, two generously sized bedrooms, a modern family bathroom and an en suite to the master bedroom.

The heart of the home is the impressive open-plan living space, featuring a fitted kitchen with integrated appliances and a Juliette balcony; enjoying pleasant views of the green space behind and allowing plenty of natural light to flow through.

Externally the property benefits from two allocated parking spaces, together with a communal bike storage unit and bin store.

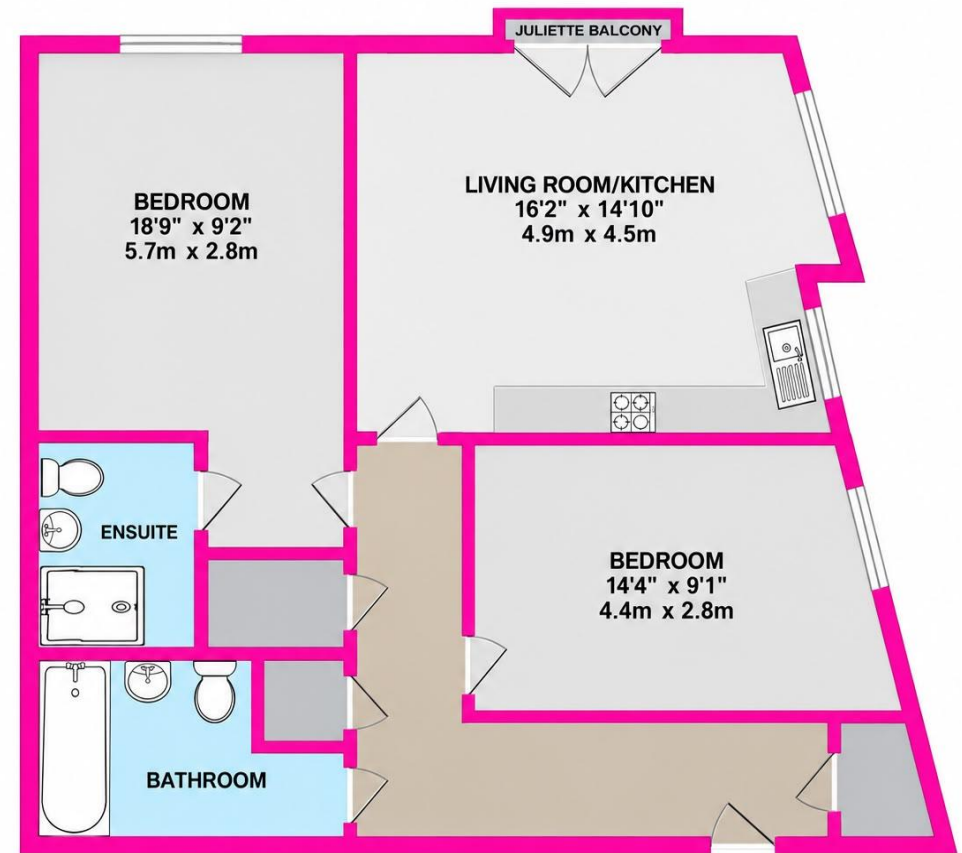
Cricket Field Grove is ideally positioned within walking distance of Crowthorne High Street, offering a variety of independent shops, cafés and everyday amenities.

The beautiful Wildmoor Heath Nature Reserve and well-regarded schools are also nearby, making this a fantastic location for both convenience and outdoor living.

Viewings are highly advised!

Accommodation & Amenities

- **No onward chain**
- **Short walk of High Street & Wildmoor Heath**
- **First floor apartment**
- **Two allocated parking spaces**
- **Two double bedrooms & three storage cupboards**
- **Open plan living room/kitchen & Juliette balcony**
- **Maintenance Charge: £1382.92 per annum**
- **Ground Rent: £250 per annum**
- **Lease: 992 years remaining**



TOTAL APPROX. AREA: 719 SQ. FT / 66 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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