davidcliff

passionate about property



Ireland Road, Crowthorne, Berkshire, RG45 6WG

Asking Price: £317,500

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Offered to the market with NO ONWARD CHAIN and ideally situated in a peaceful position on the fringes of the ever-popular Bucklers Park development, this modern apartment enjoys pleasant woodland views.

Built by Cala Homes in recent years, this first-floor apartment occupies an enviable corner position, overlooking the neighbouring woodland and benefiting from allocated parking for two vehicles, along with its own dedicated EV charging point.

Internally, the accommodation is both spacious and well-presented throughout, comprising a generous entrance hall with two large storage cupboards, leading through to an impressive open-plan living room with a fitted kitchen including integrated appliances and a Juliette balcony, perfectly positioned to enjoy the attractive woodland outlook.

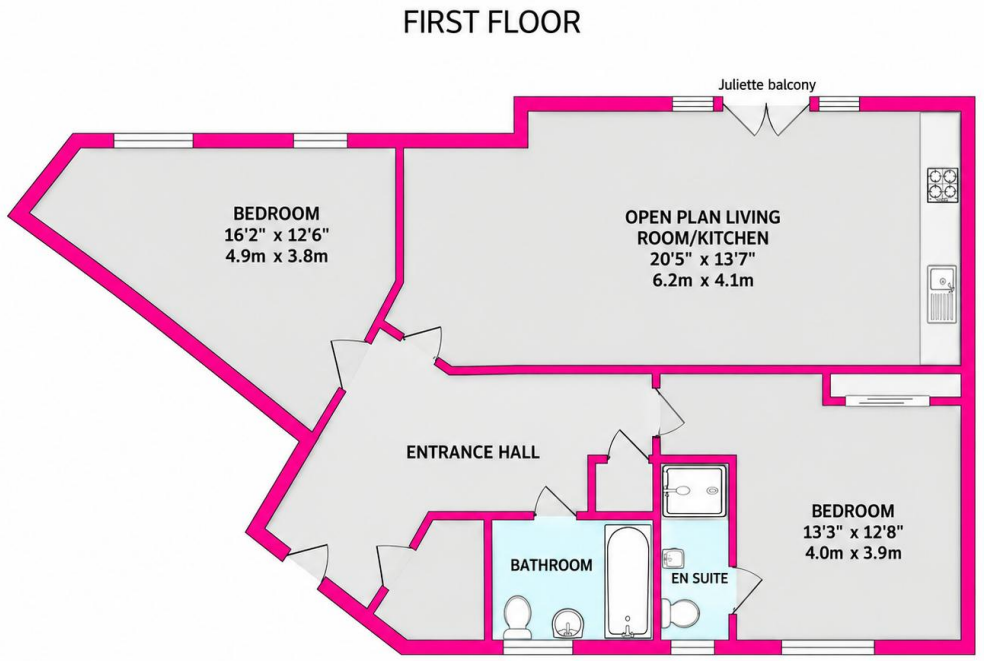
Further accommodation includes two well-proportioned double bedrooms, a modern bathroom and an en suite shower room serving the master bedroom.

Bucklers Park continues to prove an extremely popular development, offering an excellent range of amenities including the H&W restaurant, convenience stores, coffee shops and children's play areas. The beautiful Bucklers Forest is also within easy reach, providing picturesque woodland walks right on your doorstep.

An excellent opportunity for first-time buyers, downsizers or investors seeking a modern, low-maintenance home in a desirable setting.

Accommodation & Amenities

- **No onward chain**
- **First floor modern apartment**
- **Two allocated parking spaces & EV charger**
- **Close to Bucklers Forest, shops & parks**
- **Two double bedrooms**
- **Spacious living room/kitchen & Juliette balcony**
- **Generous entrance hall, bathroom & en suite**
- **Annual Service Charge: £1729.22**
- **Ground Rent: Nil**
- **Lease: 995 years remaining**



TOTAL APPROX. AREA: 737 SQ. FT / 69 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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