



WELLESLEY COURT, DUKES RIDE, CROWTHORNE, BERKSHIRE.
• a superb ground floor apartment •



Wellesley Court is in a fine location, almost
opposite the entrance to renowned
Wellington College.

The Property

This property is a fine example of spacious and well designed living space, providing around 800 sq. ft. of excellent living spaces.

The living room is of particular note, because of the balcony which overlooks the tree fringed grounds to the rear.



Wellesley Court was built about 17 years ago and this apartment provides an impressive reception hall, a fine living room, a kitchen / breakfast room, a main bedroom with an en-suite bathroom, a second bedroom and a family bathroom. In addition there is one allocated car parking space.

Wellesley Court benefits from a gated entrance and the exterior architecture of the overall building provides an imposing and distinguished look. The communal grounds looked beautiful at the time of our inspection.

The property benefits from gas fired central heating and we understand from the current owner that the gas boiler was replaced in January 2022.

Location

Positioned almost opposite the entrance to Wellington College, local shops and the Crowthorne railway station are within a brisk walk and Crowthorne's main High Street and village centre is less than a mile away. Wellington College provides excellent sports facilities available via membership for the public to use (includes tennis, gym, pool and a variety of exercise classes).

The picturesque market town of Wokingham is just five miles away; a town which consistently ranks highly in the 'top 10 best places to live within the UK' league tables. Its centre, rich in period charm, offers an excellent range of shops and restaurants.

There is excellent private and state schooling in the area.

The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach. Furthermore, possibly the best station for commuting to central London is nearby Fleet (around 12 minutes drive) with very fast trains which takes you into Waterloo. Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away. Renowned Ascot race course is about 11 miles and Royal Windsor about 17 miles.

Lease Length - 108 Years

Ground Rent - £470 PA

Service Charge - £2890 PA

Telephone 01252 842100 for further details.











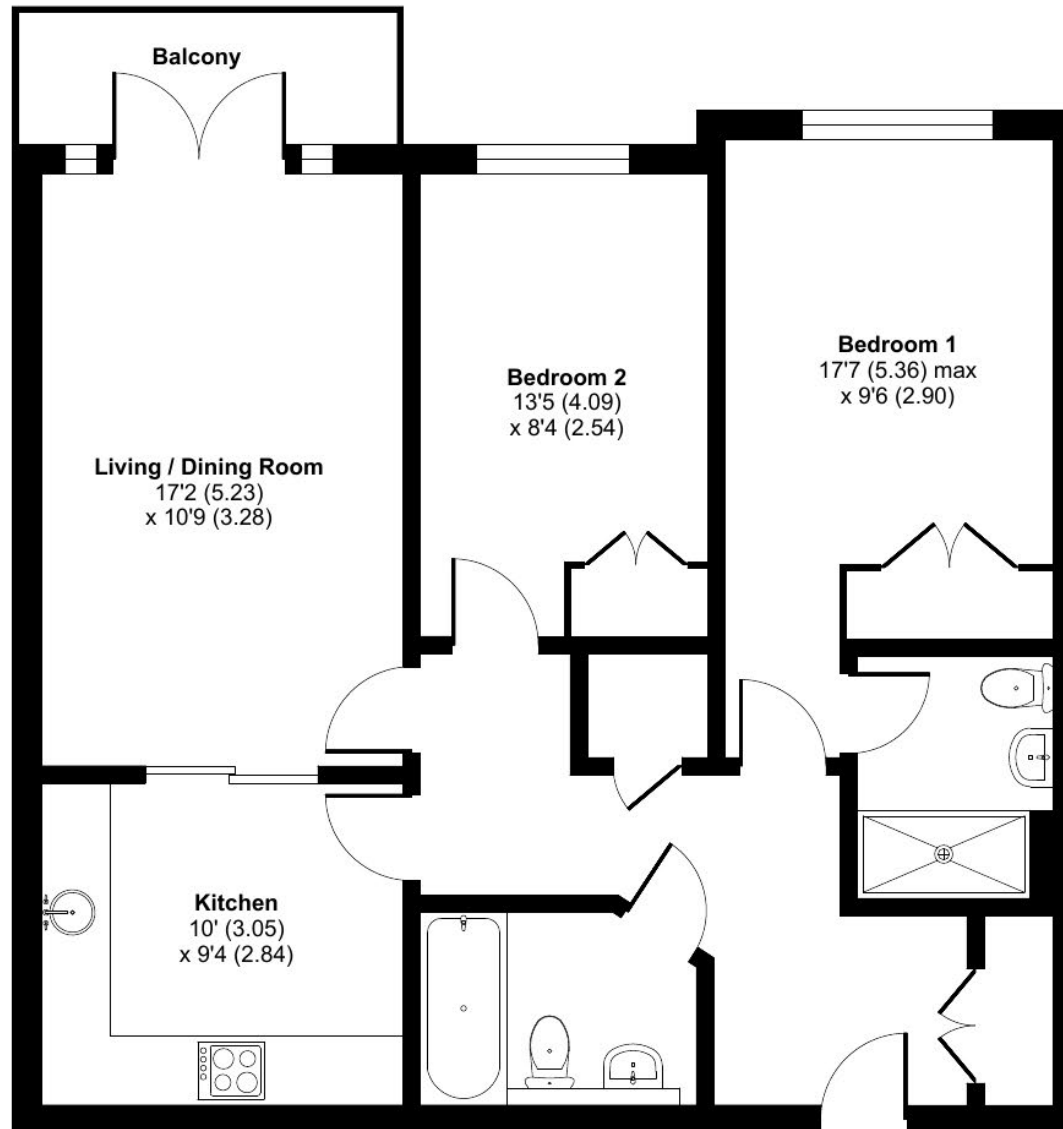




Wellesley Court, Dukes Ride, Crowthorne, RG45

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 978853

Immediate Location

The countryside around Crowthorne / Finchampstead in Berkshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby on National Trust land at Finchampstead Ridges.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with local liveries and Wellington Riding very close by.

Eversley Tennis Club is based at St Neot's School which is within a short drive.

In the Immediate location, nearby Wellington College provides excellent sports facilities available via membership for the public to use (includes tennis, gym, pool and a variety of exercise classes).

The highly regarded East Berkshire Golf course is a short drive away and around a 10 minute drive away from the property is the renowned Bearwood Lakes Golf Course.



Wider Location

Located about 5 miles to the south west of the charming market town of Wokingham, there are some excellent schools in the area including Wellington College which is about one mile away. There are many other private schools in and around the area including Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School and St Neot's School.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 8 miles) and M4 (junction 10 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Wokingham 5 miles, Hartley Wintney 5 miles, Bracknell 10 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances and times are approximate).



Eversley cricket green



The market place, Wokingham



The Chequers, Eversley

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG45 6DG. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains, electric, water. Private drainage
Gas fired central heating
EPC: B81

Local Authority
[Bracknell Forest](#)

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