

## 27 Wulwyn Court , Linkway Crowthorne RG45 6EU



A much improved and beautifully presented ground floor maisonette set in a secluded private setting with a lovely sylvan surrounding. The property is approached over it's own covered entrance terrace with front door leading to the 756 sq ft of accommodation comprising large dual aspect living/dining room with newly refitted kitchen. There are two double bedrooms with an inner hall to bedroom two and the modern bathroom. The property has gas radiator heating (recently replaced boiler) with uPVC double glazing and an EPC rating of C. The apartment block is set back from the road and the communal gardens are well maintained, mainly laid to lawn with mature trees and shrubs. Parking is found adjacent with a covered car port and a bin storage area. Wulwyn Court is located on Edgcumbe Park which is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway Homes during the 1950's and 60's. The estate is equidistant to Crowthorne village and railway station and abuts East Berkshire golf course to the north west. Crowthorne is ideally placed with M3 & M4 access as well as local railway links and the village High Street has an array of shops, restaurants and amenities. Lease details – 999 years from January 1st 1960, annual service charge for 2025 - £1,177 and a peppercorn ground rent. For more detailed material property information please click on the various brochure links.

**£285,000 Leasehold**

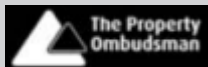
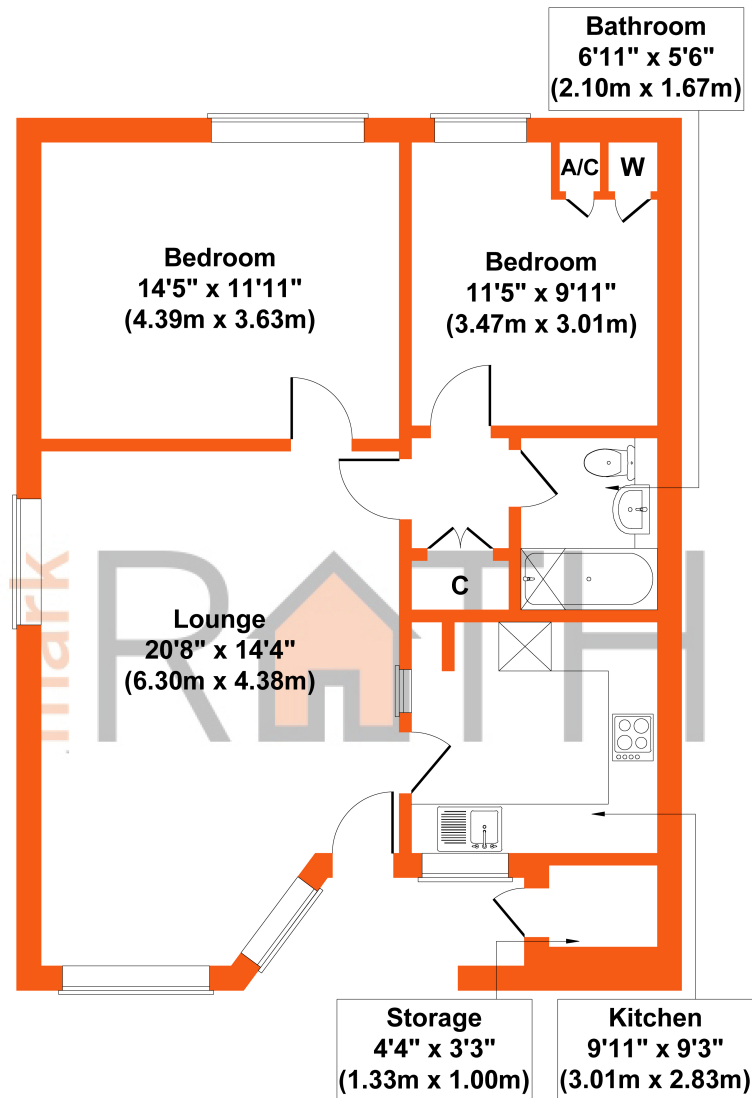








| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.