

FOR SALE

£265,000 Leasehold



21 Avon Court Cressex Close, Binfield, Berkshire. RG42 4DR

- EXTENDED 167 YEAR LEASE
- REFITTED KITCHEN
- REFITTED BATHROOM
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- REPLACEMENT COMBI BOILER
- GARAGE IN BLOCK
- COMMUNAL GARDENS



PROPERTY DESCRIPTION

A light and spacious, ground floor apartment which has been completely modernised by the current owner. The property benefits from a garage and is located in a quiet cul de sac within an easy walk of the village centre. It is being sold with no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Wood strip floor, coats rack, access to kitchen and living room

RE-FITTED KITCHEN

3.4m x 2.6m (11' 2" x 8' 6")

UPVC double glazed window with front aspect, range of eye level cupboards with stainless steel extractor fan, quartz effect preparation surface with tiled splashback and drawers and cupboards under, four ring electric hob, single oven, stainless steel one and a half bowl sink with mixer tap and drainer, integrated slimline dishwasher, integrated washing machine, integrated fridge/freezer, cupboard housing replacement combi boiler, vinyl flooring

LIVING ROOM

4.8m x 4.5m (15' 9" x 14' 9")

UPVC double glazed window with rear aspect, large double panel radiator, wood strip floor, TV point, access to inner hall

INNER HALL

Access to both bedrooms and bathroom, large walk in storage cupboard

RE-FITTED BATHROOM

UPVC double glazed opaque window with front aspect, fully tiled walls, white suite comprising bath with electric shower over and glazed screen, WC and hand basin with cupboard under, heated towel rail, tiled floor

BEDROOM ONE

3.4m x 3.4m (11' 2" x 11' 2")

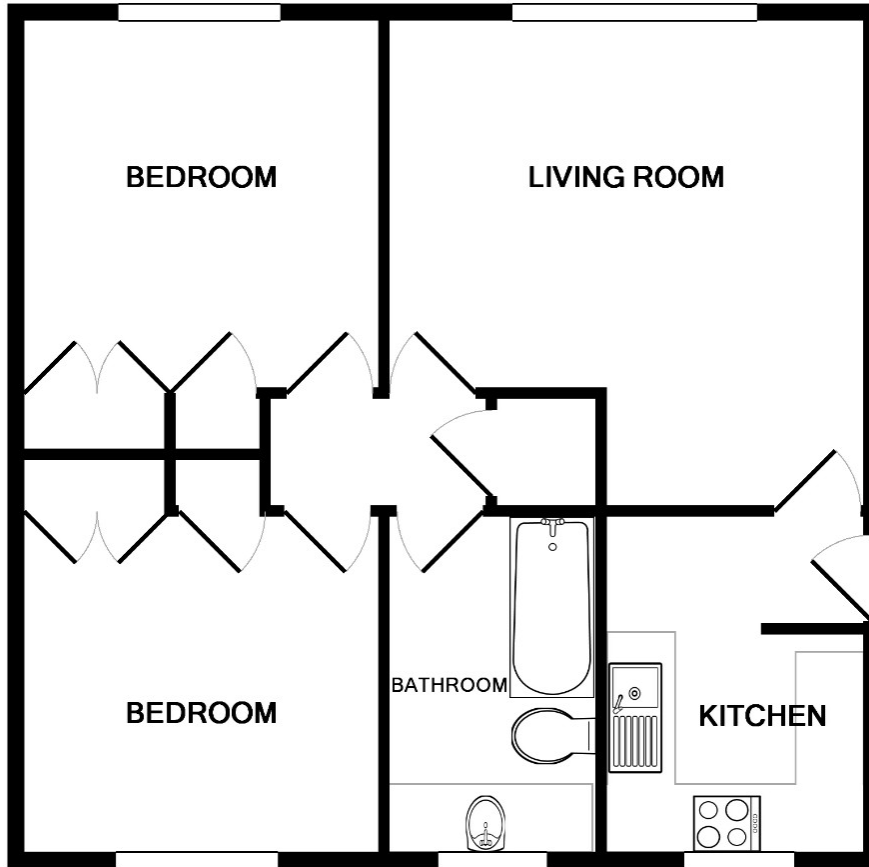
UPVC double glazed window with rear aspect, wood strip floor, single panel radiator, built in triple wardrobe with cupboards over

BEDROOM TWO

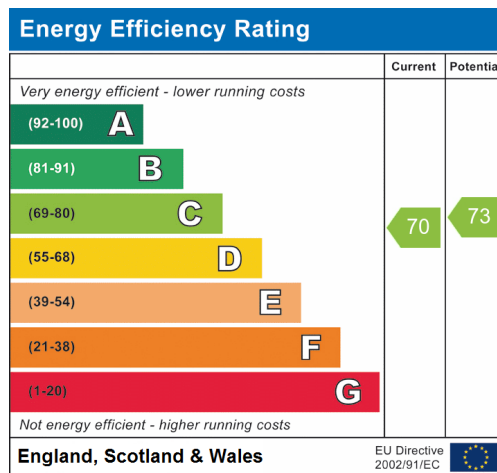
3.6m x 3.4m (11' 10" x 11' 2")

UPVC double glazed window with front aspect, wood strip floor, single panel radiator, built in triple wardrobe with cupboards over





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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