



4 Underwood Court, Chapel Lane, Binfield, Berks RG42 4AW

£189,950 - Leasehold



**Property Summary**

A light and spacious, first floor flat in a small purpose built development in Binfield village. The property is being sold with no onward chain and benefits from off road parking and a garage

**Features**

- LARGE LIVING ROOM
- FITTED KITCHEN
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN
- LARGE BEDROOM
- BATHROOM

## Room Descriptions

### FIRST FLOOR

#### ENTRANCE HALL

Access to living room, bedroom, bathroom and kitchen, airing cupboard

#### KITCHEN

3.06m x 2.52m (10' 0" x 8' 3")

UPVC window with front aspect, range of eye level cupboards, preparation surface with tiled splashback and drawers and cupboards under, stainless steel sink with drainer, free standing electric cooker, washing machine, free standing fridge/freezer

#### LIVING ROOM

4.37m x 3.99m (14' 4" x 13' 1")

Two UPVC windows with front aspect, coved cornice to ceiling, electric heater, TV point

#### BEDROOM

3.99m x 3.20m (13' 1" x 10' 6")

UPVC window with rear aspect, electric heater

#### BATHROOM

The bathroom has a frosted window with rear aspect, bath with electric shower over, wash basin and WC, shaver point, towel radiator, tiled floor

### OUTSIDE

#### GARAGE

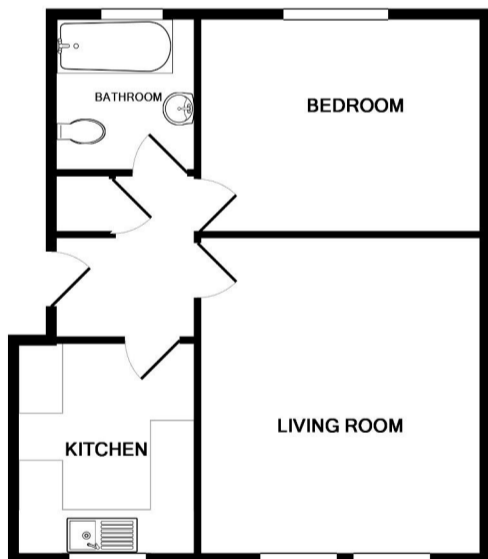
The flat has a single garage in a block

#### PARKING

There is a purpose built car park for residents

#### COMMUNAL GARDENS

The building is surrounded by a well kept communal garden



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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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>		<b>77</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	