



ESTATE AGENTS
Keith Gibbs



41 Braeside, Binfield, Bracknell, Berkshire RG12 8TY

£249,950 - Leasehold

Property Summary

A well presented and spacious, two bedroom duplex apartment with the accommodation arranged over two floors. The property is in a quiet cul-de-sac yet is within easy reach of major transport links

There are 103 years remaining on the lease, the service charge is £710 per annum and the ground rent is peppercorn

Features

- TWO DOUBLE BEDROOMS
- BATHROOM
- CLOAKROOM
- LIVING ROOM WITH BALCONY
- KITCHEN WITH ALL APPLIANCES
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PARKING SPACE
- COUNCIL TAX BAND "C"

Room Descriptions

Ground Floor Entrance Lobby

Personal front door giving access to lobby with stairs to first floor and radiator

First Floor Hallway

With doors to cloakroom and living room and stairs to second floor

Cloakroom

White suite comprising WC and hand basin with mixer tap, extractor fan

Living Room

4.30m x 4.27m (14' 1" x 14' 0") Double glazed French doors to Juliet balcony with front aspect, door to kitchen, wood laminate flooring, TV and telephone points

Kitchen

2.90m x 2.50m (9' 6" x 8' 2") Double glazed window with rear aspect, wood laminate flooring, integrated fridge/freezer, stainless steel sink with drainer, Neff four ring gas hob with extractor and oven/grill, integrated Neff microwave, space and plumbing for washing machine, space for dishwasher, range of eye and base level cupboards, Worcester gas fired boiler

Second Floor Landing

Doors to both bedrooms and bathroom, door to airing cupboard with hot water tank, door to cupboard with hanging rail

Main Bedroom

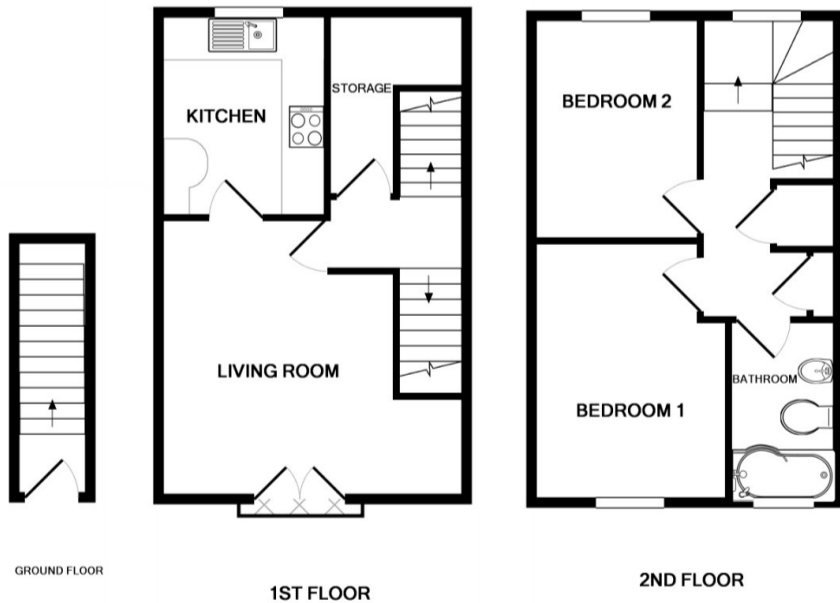
4.22m x 2.74m (13' 10" x 9' 0") Double glazed window with front aspect, access to loft space

Second Bedroom

3.03m x 2.46m (9' 11" x 8' 1") Double glazed window with rear aspect

Bathroom

Double glazed window with front aspect, P shaped bath with power shower and screen, wash basin with mixer tap, WC, heated towel rail, tiled floor, extractor fan, shaver point



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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