



3 Foxley Court, Benetfeld Road, Binfield, Berkshire. RG42 4JZ

- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- CENTRAL VILLAGE LOCATION
- SPACIOUS LIVING ROOM
- TWO BATHROOMS
- GAS FIRED CENTRAL HEATING



PROPERTY DESCRIPTION

A light and spacious first floor apartment with private parking located at the heart of the village within an easy walk of amenities. The property is in need of modernisation and is being sold with the benefit of no onward chain.



ROOM DESCRIPTIONS

FIRST FLOOR

HALLWAY

With coving and spotlights to ceiling, access to loft, door to storage/drying cupboard with radiator

LIVING ROOM

4.2m x 4.3m (13' 9" x 14' 1") UPVC twin windows with side aspect, coving and spotlights to ceiling, wood fireplace with marble insert and hearth and coal effect gas fire, two double panel radiators, access to kitchen

KITCHEN

4.2m x 2.08m (13' 9" x 6' 10") UPVC windows with front and side aspect, range of eye level cupboards, wall mounted gas fired boiler for heating and hot water, preparation surface with drawers and cupboards under, ceramic one and a half bowl sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for cooker, space for fridge/freezer, double panel radiator

BEDROOM ONE

3.94m x 3.28m (12' 11" x 10' 9") UPVC windows with rear and side aspect, coving and spotlights to ceiling, double panel radiator, access to en-suite bathroom

EN-SUITE BATHROOM

UPVC opaque window with side aspect, bath, WC, hand basin, fully tiled shower cubicle with electric shower and glazed door, single panel radiator

BEDROOM TWO

2.94m x 3.10m (9' 8" x 10' 2") UPVC window with side aspect, coving and spotlights to ceiling, double panel radiator

BATHROOM

Bath, WC, hand basin with tiled splashback, extractor fan, single panel radiator

OUTSIDE

PARKING

There is a private car park in front of the property with a gated entrance

COMMUNAL GARDENS

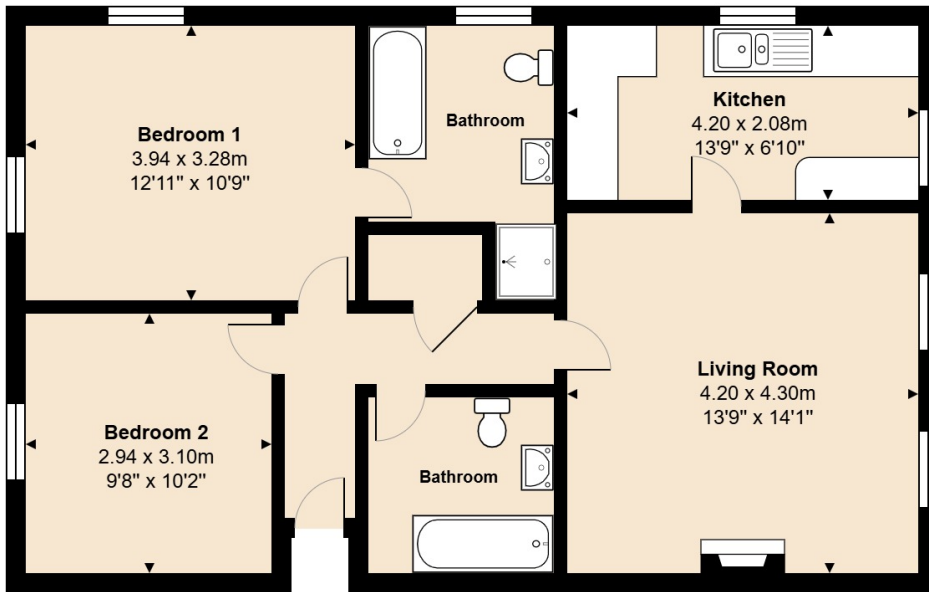
The apartment has the use of a communal garden



FLOORPLAN & EPC



3, Foxley Court, Benetfeld Road, Binfield, Bracknell, RG42 4JZ



Total Area: 69.1 m² ... 744 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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