



# 15 Challis Place, Amen Corner, Binfield, Berkshire. RG42 1FT

- BEDROOM
- BATHROOM
- KITCHEN WITH APPLIANCES
- LARGE LIVING ROOM
- UPVC WINDOWS
- ALLOCATED PARKING



## PROPERTY DESCRIPTION

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A well presented and spacious, one bedroom, first floor maisonette situated in a cul-de-sac between Binfield and Bracknell. The property is available from the 21st February



## ROOM DESCRIPTIONS

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### FIRST FLOOR

#### ENTRANCE HALL

Doors to living room, bathroom and bedroom

#### LIVING ROOM

3.66m x 5.56m (12' 0" x 18' 3")

UPVC window with front aspect, storage heater, deep storage cupboard, access to kitchen

#### KITCHEN

3.81m x 1.68m (12' 6" x 5' 6")

UPVC window with rear aspect, range of eye level cupboards, preparation surface with drawers and cupboards under, stainless steel sink with drainer, electric oven, ceramic hob and extractor over, fridge, washer dryer, ceramic tiled floor

#### BEDROOM

3.56m x 2.90m (11' 8" x 9' 6")

UPVC window with rear aspect, fitted wardrobe, airing cupboard, storage heater, access to loft

#### BATHROOM

White bathroom suite comprising panel enclosed bath with shower attachment, wash basin & WC, extractor fan

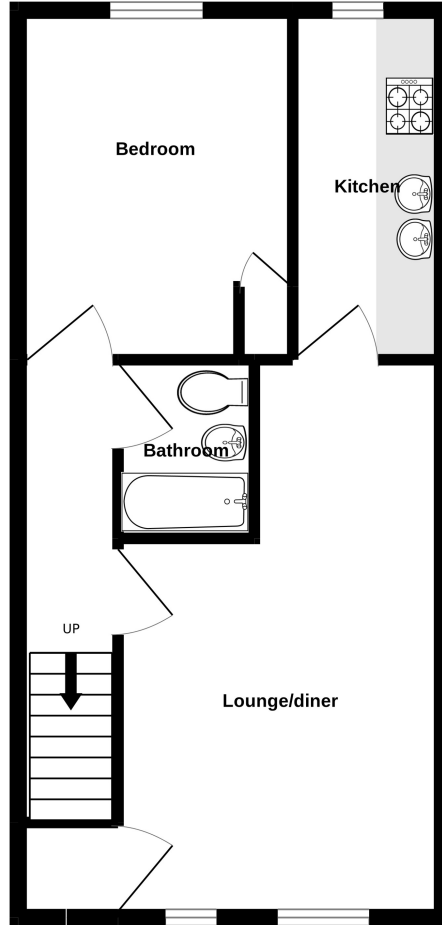
#### OUTSIDE

##### Parking

There is one allocated parking space and one visitor's space

# FLOORPLAN & EPC

First floor  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 44.0 sq.m. (474 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>81</b>
(55-68)	<b>D</b>	<b>70</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	

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