



Keith Gibbs
ESTATE AGENTS



17 Elliott Court Roebuck Estate, Binfield, Berkshire RG42 4ET

£1,400 pcm

Property Summary

A spacious and well presented first floor maisonette in a quiet gated location within Binfield village. The property has two double bedrooms and two bathrooms and is available unfurnished from the end of October 2025.

Features

- LIVING ROOM WITH JULIET BALCONY
- FULLY FITTED KITCHEN
- MAIN BED WITH EN-SUITE
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- ALLOCATED & VISITOR PARKING
- QUIET LOCATION

Room Descriptions

ENTRANCE HALL

Stairs lead from the front door up to the entrance hall with door to boiler cupboard and doors to bathroom, living room and bedrooms, single panel radiator

LIVING ROOM

4.65m x 6.87m (15' 3" x 22' 6")
UPVC double doors to Juliet balcony, UPVC window with side aspect, two double panel radiators, recessed lighting to ceiling, wood laminate flooring, TV point

KITCHEN

Granite work surface with drawers and cupboards under, one and a half bowl stainless steel sink with mixer tap, wall mounted cupboards integrated fridge and freezer, five ring gas hob with oven/grill under, washing machine, slimline dishwasher, integrated microwave, recessed lighting to ceiling

BEDROOM ONE

3.9m x 3.7m (12' 10" x 12' 2")
Twin UPVC windows with rear aspect, double panel radiator, recessed lighting to ceiling, TV point, door to en-suite shower room

EN-SUITE SHOWER ROOM

Shower cubicle, WC with push button flush, wash basin with mixer tap and illuminated mirror over, shaver point, chrome heated towel rail, extractor fan, tiled floor

FAMILY BATHROOM

UPVC frosted window with side aspect, bath with mixer tap and hand held shower attachment, WC with push button flush, wash basin with mixer tap, chrome heated towel rail, tiled floor

BEDROOM TWO

3.99m x 2.58m (13' 1" x 8' 6")
UPVC window with rear aspect, single panel radiator, recessed lighting to ceiling, door to double wardrobe



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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	