



Keith Gibbs  
ESTATE AGENTS



2 Crossways, St Marks Road, Binfield, Bracknell, Berkshire RG42 4BA

£279,950 - Leasehold

### Property Summary

A modern and spacious, ground floor apartment located in a small development and built to a very high standard. The property benefits from gas fired central heating, CAT 6 wiring and has a private patio accessed from the living room

### Features

- GROUND FLOOR FLAT
- SPACIOUS LIVING ROOM
- 991 YEAR LEASE
- GAS FIRED CENTRAL HEATING
- LARGE COMMUNAL GARDENS
- CONTEMPORARY KITCHEN WITH APPLIANCES
- ALLOCATED PARKING
- IDEAL INVESTMENT PURCHASE





## Room Descriptions

### GROUND FLOOR

#### Entrance Hall

Spotlights to ceiling, secure entry system, single panel radiator with thermostatic control, door to cupboard with extractor fan, light and power and space and plumbing for washing machine

#### Bathroom

2.03m x 2.17m (6' 8" x 7' 1")

Fully tiled walls, white suite comprising bath with power shower over and glazed shower screen, hand basin with mixer tap and cupboard under WC, wall mounted cabinet with illuminated, mirror fronted door, chrome heated towel rail, tiled floor, extractor fan, spotlights to ceiling

#### Bedroom

3.18m x 3.10m (10' 5" x 10' 2")

UPVC window with rear aspect, radiator with thermostatic control, TV point, range of fitted wardrobes, spotlights to ceiling,

#### Kitchen/Living/Dining

6.90m x 4.54m (22' 8" x 14' 11")

UPVC windows with side and rear aspect, UPVC glazed door with side access to patio and rear garden, wood laminate flooring

Kitchen Area: Range of eye level cupboards with stainless steel extractor, preparation surface with inset one and a half bowl stainless steel sink with drainer, integrated four ring gas hob, decorative tiled splashback, range of drawers and cupboards under, integrated dishwasher, fridge/freezer and double oven/grill

Living Area: Door to large storage cupboard containing gas fired boiler for domestic hot water and central heating, two radiators with thermostatic controls, TV point, spotlights to ceiling



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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	