

£1,495 pcm



## 3 Hillcrest, Forest Road, Binfield. RG42 4AF

- MAIN BED WITH EN-SUITE SHOWER
- SECOND BEDROOM
- BATHROOM
- LOUNGE/DINING AREA
- KITCHEN WITH ALL APPLIANCES
- UPVC D/GLAZING & GAS C/H
- OFF ROAD PARKING
- COMMUNAL GARDEN



## PROPERTY DESCRIPTION

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An extremely well presented, two bedroom, ground floor apartment with two bathrooms and allocated parking, located in Binfield Village. Available unfurnished from 3rd November



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Doors to lounge/dining room, bathroom and bedrooms, door to airing cupboard, door to storage cupboard, entry phone, radiator

#### Lounge/Dining Room

20' 6" x 11' (6.26m x 3.35m) UPVC double glazed window with front aspect, BT point, TV point, two radiators, open to kitchen area

#### Kitchen

11' 1" x 6' 2" (3.37m x 1.88m) Quality range of base and wall cupboards with granite work surface, stainless steel oven and grill, five ring gas hob with stainless steel extractor hood, stainless steel sink with granite drainer, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher

#### Main Bedroom

17' x 9' 3" (5.18m x 2.82m) UPVC double glazed window with rear aspect, double built-in wardrobes to either side of the bed with overhead storage cupboards, BT point, TV point, radiator, door to en-suite

#### En-suite shower room

Shower cubicle with thermostatic shower valve, wash basin and WC, ceramic tiled floor and walls, chrome heated towel rail, extractor fan

### Bedroom 2

14' 2" x 8' (4.32m x 2.44m) UPVC double glazed window with rear aspect, TV point, telephone point, radiator

### Bathroom

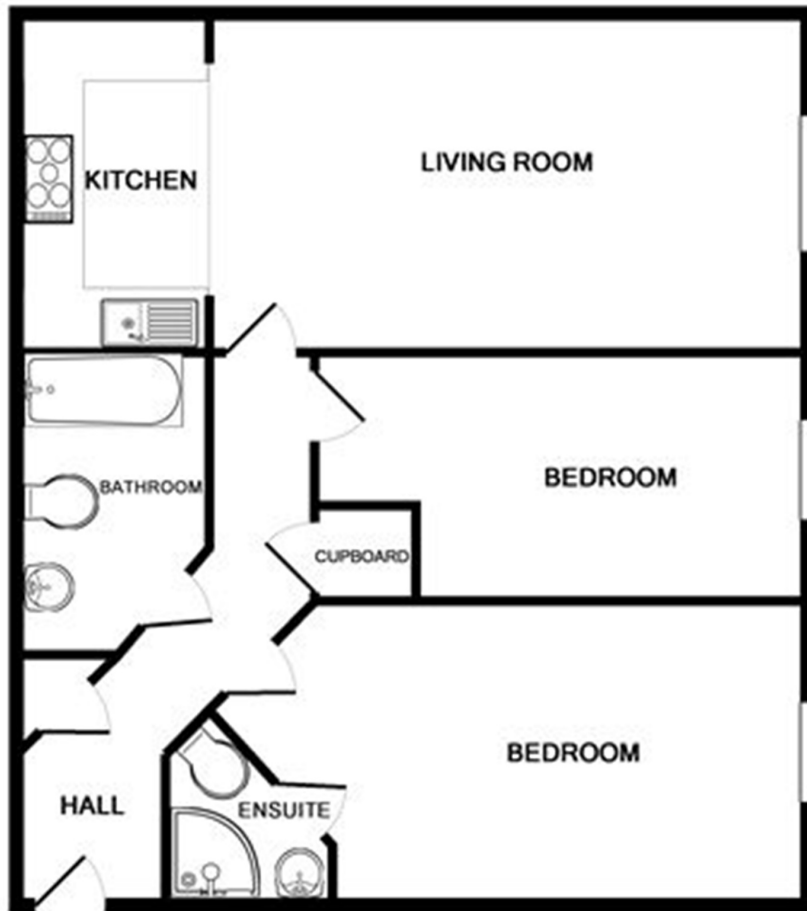
Panel enclosed bath with mixer tap & hand shower, wash basin and WC, ceramic tiled floor and walls, chrome heated towel rail, shaver point, extractor fan

### Outside

#### Communal Gardens

Situated to the rear of the property





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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| 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> | 77                      | 77        |
| (55-68)                                     | <b>D</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 |           |

Binfield  
 Forest Road, Binfield, Bracknell, RG42 4HP  
 01344 306010  
 post@keith-gibbs.co.uk