



4 Florentina Court, Terrace Road South, Binfield, Berkshire RG42 4AL

£349,950 - Leasehold

### Property Summary

A well presented and extremely spacious, first floor apartment with two en-suite bedrooms located at the heart of the village. The building is accessed via electronic gates and benefits from a large communal garden and two parking spaces. It is being sold with no onward chain.

### Features

- MAIN BED WITH EN-SUITE BATHROOM
- SECOND BED WITH EN-SUITE SHOWER
- LARGE LIVING ROOM
- STUDY
- SPACIOUS ENTRANCE HALL
- COMMUNAL GARDEN
- ALLOCATED & VISITOR PARKING
- NO ONWARD CHAIN



## Room Descriptions

### FIRST FLOOR

#### ENTRANCE HALL

Spacious entrance hall with wood laminate flooring, doors to living room, kitchen, study and both bedrooms. There are also doors to two storage cupboards and a phone entry system

#### LIVING ROOM

5.73m x 5.24m (18' 10" x 17' 2") into bay

Large front aspect bay window with triple UPVC windows, wood laminate flooring, halogen downlighters with dimmer control, two radiators, TV and telephone points

#### FULLY FITTED KITCHEN

3.05m x 2.67m (10' 0" x 8' 9")

Range of wall mounted cupboards, granite effect work surface with drawers and cupboards under, gas hob, electric oven/grill, extractor hood, integrated dishwasher, integrated washer/dryer, integrated fridge and freezer, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splashback, low voltage downlighters and under cupboard lighting

#### MAIN BEDROOM

4.36m x 3.12m (14' 4" x 10' 3")

UPVC window with rear aspect, wood laminate flooring, fitted single wardrobe, radiator, TV point, door to en-suite

#### EN-SUITE BATHROOM

UPVC window with side aspect, white suite comprising WC, hand basin with mixer tap, large panel enclosed bath, shower cubicle with power shower and glazed door, chrome heated towel rail, ceramic wall tiles

#### BEDROOM TWO

4.34m x 2.64m (14' 3" x 8' 8")

UPVC window with rear aspect, wood laminate flooring, fitted single wardrobe, radiator, telephone point, door to en-suite shower

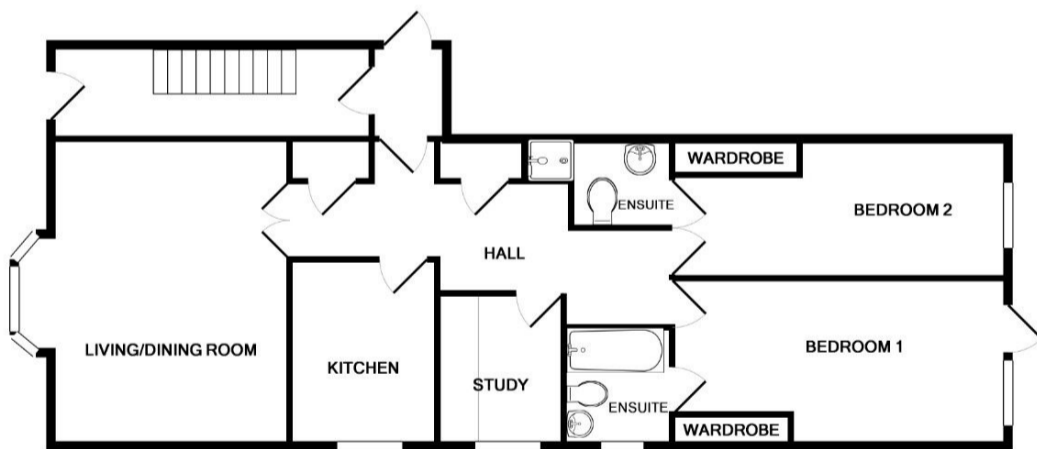
#### EN-SUITE SHOWER ROOM

White suite comprising WC, hand basin with mixer tap, shower cubicle with power shower and glazed door, chrome heated towel rail, extractor fan, ceramic wall tiles

#### BEDROOM THREE/STUDY

3.26m x 1.92m (10' 8" x 6' 4")

UPVC window with side aspect, radiator, telephone point



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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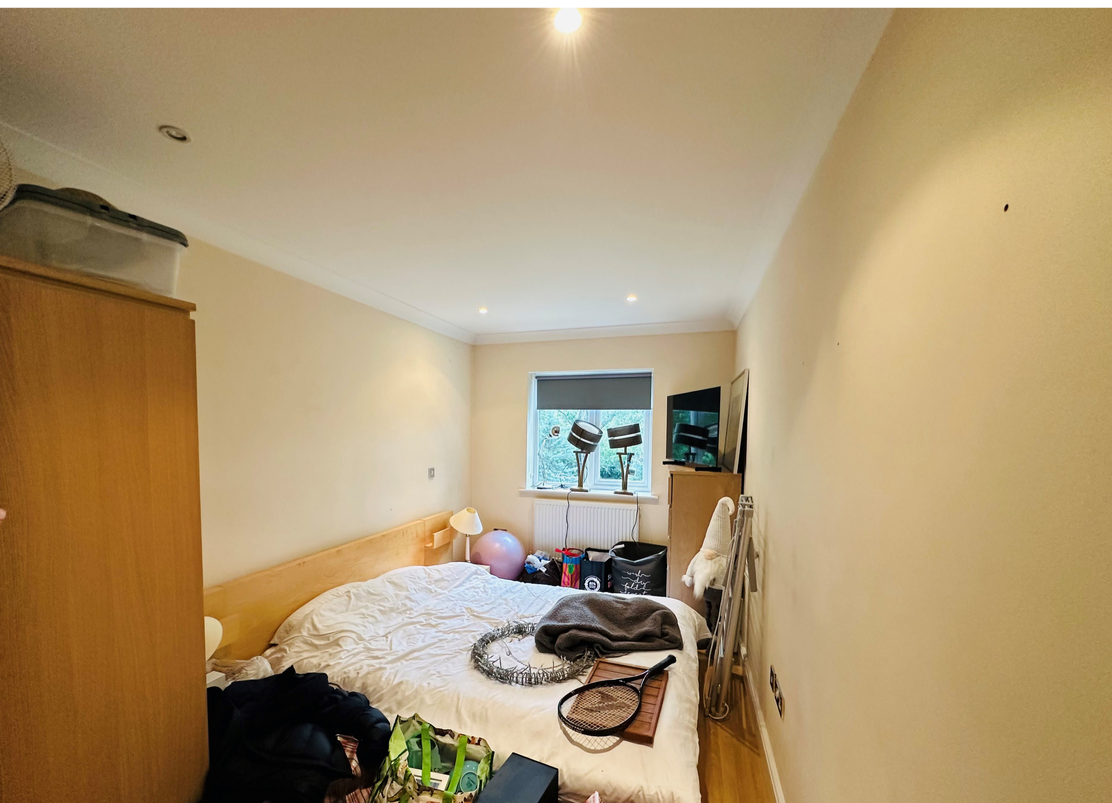
## OUTSIDE

### COMMUNAL GARDEN

There is a large and well maintained, communal garden to the rear of the block with a paved patio and large lawn. At the bottom of the garden is an area containing a storage pod for each apartment.

### PARKING

To the front of the block is a car park accessed via electronically operated gates. Flat 4 has two allocated parking spaces.



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