

## Moor Park House Flat 3, St Andrews Bracknell RG12 8ZB




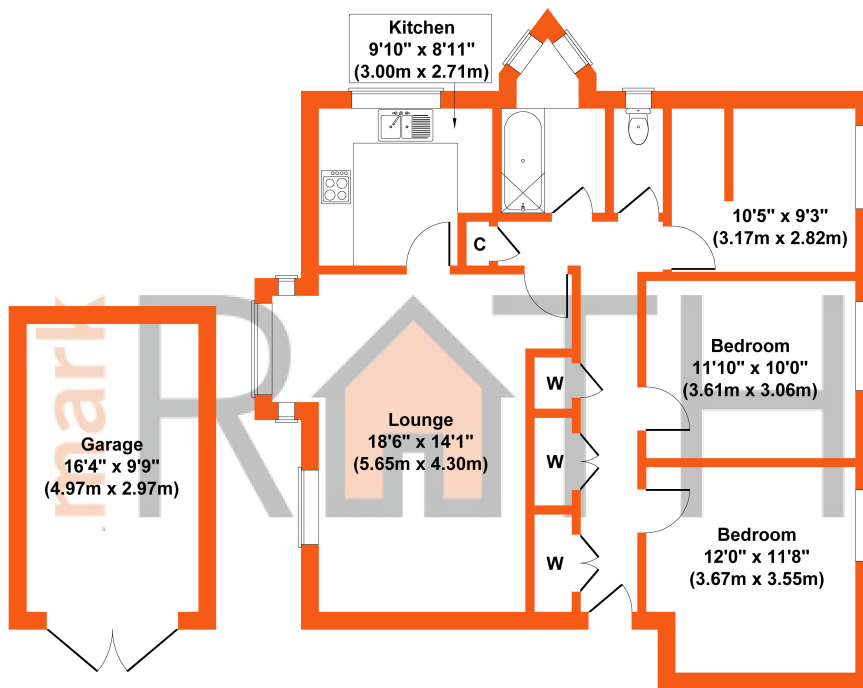
Offered to the market with vacant possession, a spacious three bedroom first floor flat with an impressive 926 sq ft of accommodation comprising: Communal front door with entry system, stairs to the first floor, private front door to entrance hall with several storage cupboards, 18 ft living / dining room, separate kitchen and bathroom. The property benefits uPVC double glazing and gas radiator heating and outside there is an allocated garage with general resident's parking which is not allocated. Ideal First Time Buy or investment purchase. The property has an EPC rating of C. The lease details are 125 years from 11th March 2002 with annual ground rent of only £10 and the annual service charge for the year ending 31st March 2023 is £1,410.23.

**£250,000 Leasehold**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

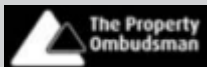


Approx. Gross Internal Floor Area 926 sq. ft. (86.0 sq. m.) (Excluding Garage)

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2024



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.