



ESTATE AGENTS
Keith Gibbs

136 Kelvin Gate, Bracknell, Berkshire RG12 2TN

£215,000 - Leasehold

Property Summary

A third floor, spacious apartment with two double bedrooms and two bathrooms located within an easy walk of the mainline train station and town centre. The property also benefits from underground secure parking and is being sold with no onward chain.

Features

- MAIN BED WITH EN-SUITE SHOWER
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- LARGE LIVING ROOM WITH BALCONY
- UNDERGROUND PARKING
- NO ONWARD CHAIN



Room Descriptions

THIRD FLOOR

ENTRANCE HALL

With doors to both bedrooms, bathroom and living room and door to airing cupboard with hot water tank and shelving, wood laminate flooring, entry phone

LIVING ROOM

4.95m x 3.40m (16' 3" x 11' 2")

Double doors giving access to balcony, wood laminate flooring, electric heater, access to kitchen

RE-FITTED KITCHEN

2.69m x 1.88m (8' 10" x 6' 2")

Range of eye level cupboards, preparation surface with drawers and cupboards under, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splashback, four ring induction hob with oven/grill under and extractor over, washing machine, fridge/freezer, wood laminate flooring

BEDROOM ONE

4.60m x 3.03m (15' 1" x 9' 11")

Window with front aspect, electric heater, door to en-suite shower room

EN-SUITE SHOWER ROOM

Shower cubicle with power shower and glazed door, wash basin with mixer tap, WC, extractor fan, electric heater, tiled walls and laminate flooring

BEDROOM TWO

3.52m x 3.15m (11' 7" x 10' 4")

Window with front aspect, electric heater

BATHROOM

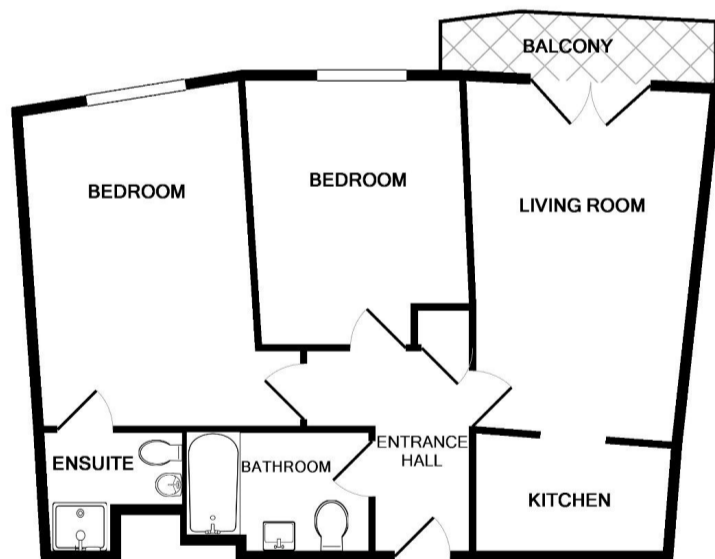
2.29m x 2.04m (7' 6" x 6' 8")

White suite comprising bath with power shower over and glazed screen, wash basin with mixer tap and WC, extractor fan, electric heater, tiled walls and laminate flooring

OUTSIDE

PARKING

Underground secure parking with one allocated space



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+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	