



# 57 Chisbury Close, Forest Park, Bracknell, Berkshire. RG12 0TX

- LIVING ROOM/BEDROOM
- FITTED KITCHEN WITH APPLIANCES
- SHOWER ROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND "B"



## PROPERTY DESCRIPTION

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A first floor studio apartment situated in a quiet cul de sac with allocated parking and communal gardens. Available unfurnished from the 15th April



## ROOM DESCRIPTIONS

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### First Floor

#### Living Room/Bedroom

14' 1" x 11' 8" (4.29m x 3.56m) Twin UPVC windows with rear aspect, wood laminate flooring, entry phone, electric fire, TV point, archway to kitchen, sliding door leading to dressing area and shower room

#### Kitchen

7' 4" x 5' 3" (2.23m x 1.60m) UPVC window with rear aspect, range of cupboards, roll edged work surface, extractor fan, stainless steel single bowl, drainer sink with mixer tap, electric cooker, washer/dryer, small fridge/freezer, tiled floor, door to airing cupboard housing hot water tank

#### Dressing Area

Built in double wardrobe, space for chest of drawers, door to shower room

#### Shower Room

White suite comprising low flush WC, wash basin and shower cubicle with Triton shower, tiled floor, UPVC opaque window with side aspect

### Outside

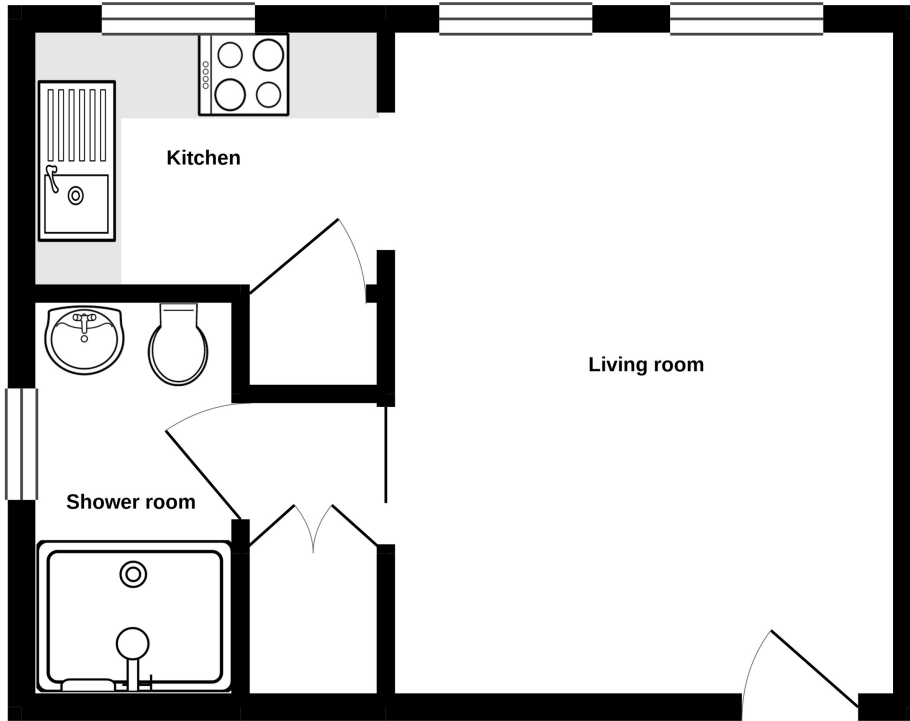
#### Communal Grounds

There is a large communal garden at the rear of the block including an area with rotary dryers for hanging washing

#### Allocated Parking

There is a large car park to the side of the block providing ample parking spaces

First floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(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	

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