



15 Boole Heights, Bracknell, Berkshire RG12 7GG

£1,450 pcm

### Property Summary

A Two Double Bedroom Ground Floor apartment in a pleasant, convenient location in Bracknell. This is a lovely bright property with a bright Living/Dining Room, Modern Fitted Kitchen, En Suite Shower Room to Bedroom One and a separate Bathroom. Newly decorated throughout with new carpets and blinds the property also benefits from allocated parking.

### Features

- TWO DOUBLE BEDROOM APARTMENT
- EN SUITE SHOWER ROOM TO BEDROOM ONE
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- ALOCATED PARKING
- NEW CARPETS, NEW BLINDS & REDECORATED THROUGHOUT





Room Descriptions

ENTRANCE HALLWAY

Communal door with Entry Key Pad through to Communal Hallway. The front door opens into the hall with coat cupboard, front aspect window and storage heater and entry phone.

LIVING/DINING AREA

4.89m x 3.25m (16' 1" x 10' 8") Side and rear aspect, fully carpeted with storage heater, decorative electric fire within modern surround, T.V. point.

BEDROOM ONE

4.13m x 2.73m (13' 7" x 8' 11") 4.13m x 2.73m (13' 7" x 8' 11") Double, rear aspect fully carpeted with fitted cupboards, storage heater. Door to En Suite Shower Room.

EN SUITE SHOWER ROOM

Fully tiled walls and floor. Corner shower enclosure with overhead shower and hand held attachment. Low level white W.C., white wash hand basin with chrome mixer tap in vanity unit, illuminated mirror.

BEDROOM TWO

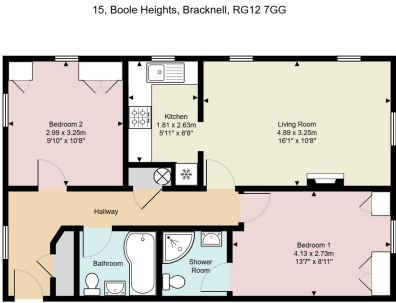
2.99m x 3.25m (9' 10" x 10' 8") Double, Front and side aspect fully carpeted with fitted cupboards, storage heater.

BATHROOM

Fully tiled walls and flooring. White three piece suite with low level W.C., wash-basin with cupboards under, enclosed bath with glass partition, chrome mixer tap, overhead shower attachment. Illuminated mirror.

KITCHEN

1.81m x 2.63m (5' 11" x 8' 8") Fitted with a range of modern eye-level and base cupboard units with complimentary worktops over. Single drainer sink unit with extendable tap, electric hob with stainless steel extractor over, washing machine, AEG double oven, fridge/freezer. Tiled floor and inset ceiling lighting.



Total Area: 61.2 m² ... 659 ft²  
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC