



# Flat 22 Haddenhurst Court, Terrace Road South, Binfield, Bracknell, Berkshire. RG42 4BQ

- RETIREMENT APARTMENT
- CENTRAL VILLAGE LOCATION
- LARGE LIVING ROOM WITH KITCHEN
- DOUBLE BEDROOM WITH WARDROBE
- COMMUNAL LOUNGE
- COMMUNAL LAUNDRY ROOM



## PROPERTY DESCRIPTION

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A first floor retirement apartment situated within Haddenhurst Court, offering large bedroom with built in wardrobe and spacious living room with kitchen. The apartment benefits from the communal facilities within the building and being located at the centre of the village



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

With doors to living room, bathroom and bedroom and door to large airing cupboard with slatted shelving

### LIVING ROOM

3.24m x 5.29m (10' 8" x 17' 4")

UPVC window with front aspect, electric heater, decorative fireplace with electric fire, coved cornice, archway to kitchen

### KITCHEN

2.22m x 1.65m (7' 3" x 5' 5")

Tiled work surface with drawers and cupboards under, electric cooker with extractor hood, wall mounted cupboards, stainless steel sink with drainer, fridge/freezer, extractor fan

### BEDROOM

2.65m x 4.96m (8' 8" x 16' 3")

UPVC window with front aspect, double fitted wardrobe with hanging rail, shelving and sliding, mirror fronted doors, electric heater

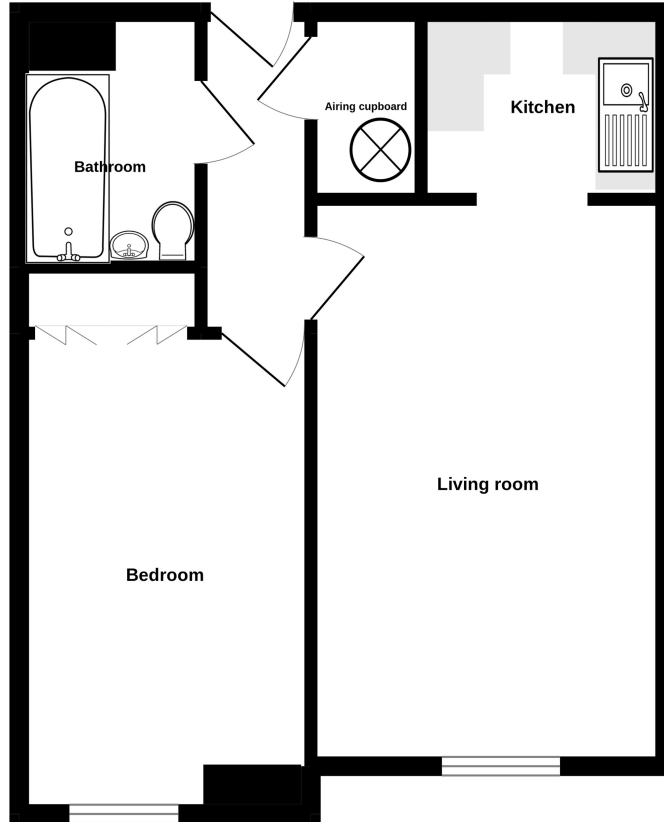
### BATHROOM

Wash basin in vanity unit with cupboard under and mirror over, WC, large accessible bath with shower over, fully tiled walls, heated towel rail, Dimplex wall mounted heater, extractor fan



# FLOORPLAN & EPC

## Ground floor



TOTAL FLOOR AREA : 42.0 sq.m. (452 sq.ft.) approx.

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>		
(69-80) <b>C</b>	76	79
(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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