



53 Simmonds Close, Bracknell, Berkshire RG42 1FL

£205,000 - Leasehold

Property Summary

A ground floor flat with a large bedroom and living room and private rear garden. The flat has two allocated parking spaces and is located in a cul de sac within easy reach of Bracknell town centre, mainline train station and amenities. It is being sold with an extended 154 year lease and no onward chain

Features

- LARGE LIVING ROOM
- DOUBLE BEDROOM
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- GOOD SIZED REAR GARDEN
- COUNCIL TAX BAND "B"
- EXTENDED 154 YEAR LEASE
- NO SERVICE CHARGE
- PEPPERCORN GROUND RENT
- TWO ALLOCATED PARKING SPACES

Room Descriptions

GROUND FLOOR

ENTRANCE HALL
With doors to bedroom, bathroom and living room, wall mounted electric heater

BATHROOM
Bath with electric shower over, WC, wash basin, airing cupboard, extractor fan

DOUBLE BEDROOM
3.8m x 3.1m (12' 6" x 10' 2")
UPVC window with front aspect, large built in double wardrobe with shelves and hanging space, wall mounted electric heater

LIVING ROOM
3.1m x 5.9m (10' 2" x 19' 4")
Sliding UPVC patio doors to private rear garden, open to kitchen, two wall mounted electric heaters,

KITCHEN
1.91m x 2.8m (6' 3" x 9' 2")
UPVC window with rear aspect, range of fitted units, stainless steel circular sink with mixer tap and drainer, work surface with drawers and cupboards under, electric cooker, space for fridge/freezer, space and plumbing for washing machine,

OUTSIDE

REAR GARDEN
The rear garden is enclosed by wood panel fencing and has a paved patio leading to an area of lawn and flower beds. There is an outside tap

