



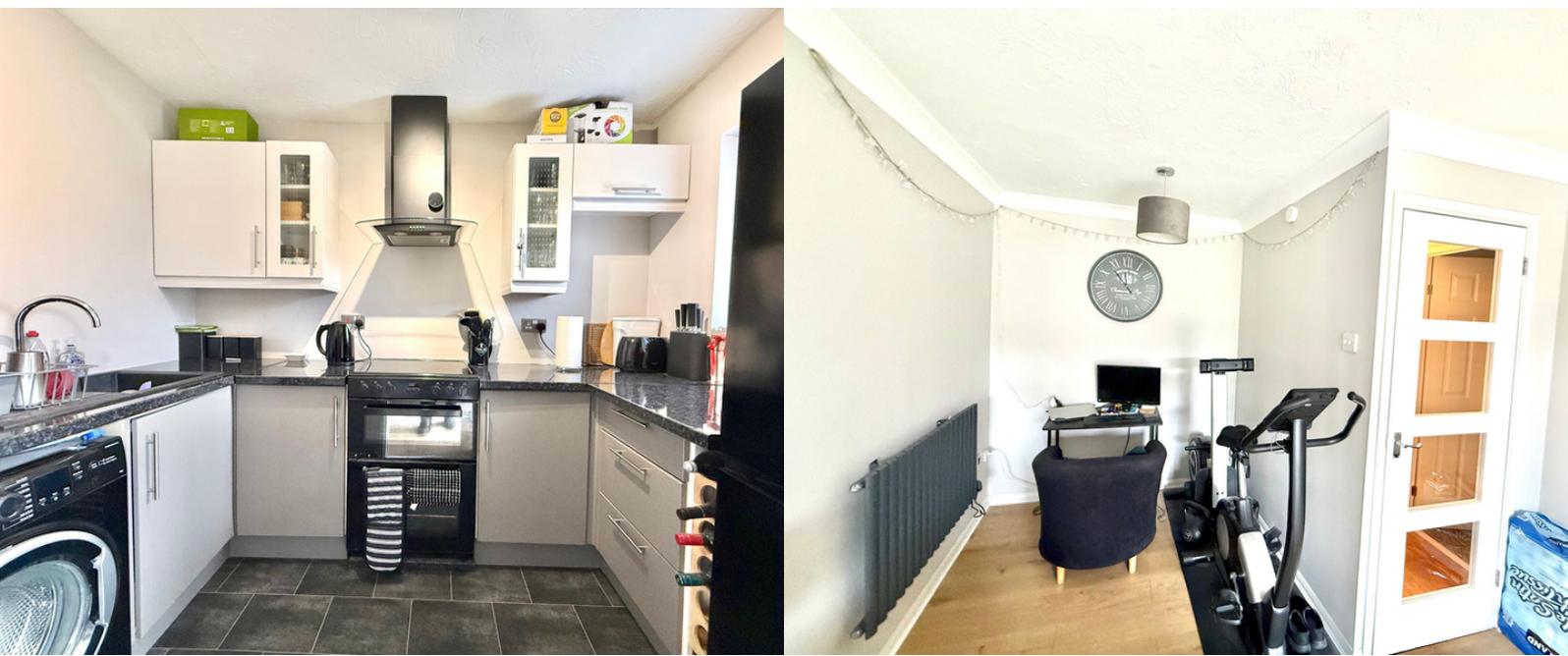
53 Simmonds Close, Bracknell, Berkshire. RG42 1FL

- LARGE LIVING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- GOOD SIZED REAR GARDEN
- COUNCIL TAX BAND "B"
- NO SERVICE CHARGE
- TWO ALLOCATED PARKING SPACES
- EXTENDED 151 YEAR LEASE
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- NEW FLOORING



PROPERTY DESCRIPTION

An extremely well presented ground floor flat which has been modernised by the current owner to include a new kitchen and bathroom and new flooring and decor. It benefits from a large garden and two allocated parking spaces and is located in a cul de sac within easy reach of Bracknell town centre.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

With doors to bedroom, bathroom and living room, new electric heater, laminate flooring

RE-FITTED BATHROOM

White suite comprising bath with power shower over and mixer tap and glazed shower screen, WC with push button flush, wash basin with mixer tap, tiled floor and fully tiled to two walls, cupboard housing water heater

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, new electric heater, wood laminate flooring

LOUNGE/DINING AREA

3.1m x 5.9m (10' 2" x 19' 4")

Sliding UPVC patio doors to private rear garden, open to kitchen, new electric heater, wood laminate flooring

RE-FITTED KITCHEN

1.91m x 2.8m (6' 3" x 9' 2")

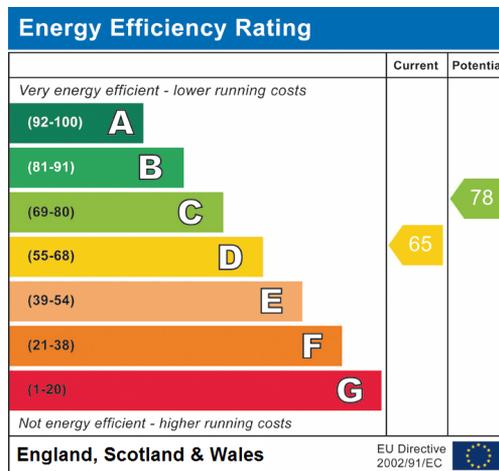
UPVC window with rear aspect, eye level cupboards including glazed display cupboards, composite sink with mixer tap and drainer, work surface with drawers and cupboards under, integrated wine rack, electric cooker, space for fridge/freezer, space and plumbing for washing machine, laminate flooring

OUTSIDE

REAR GARDEN

The rear garden is enclosed by wood panel fencing and has a paved patio leading to an area of AstroTurf lawn and raised flower beds containing a variety of shrubs and plants. There is also an outside tap





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