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3 Bedroom Apartment
Harmans Water Road, Bracknell,
Berkshire RG12 9LT

Price £300,000

Share of Freehold



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**** PART OF A UNIQUE CONVERSION **** Part of a unique conversion is this very impressive and substantial three double bedroom first floor apartment. Finished to a high standard throughout and offering two separate balcony spaces and allocated parking makes it a rare apartment.

helping you get a move on!

about the property...

**** PART OF A UNIQUE CONVERSION **** Part of a unique conversion is this very impressive and substantial three double bedroom first floor apartment. Finished to a high standard throughout and offering two separate balcony spaces and allocated parking makes it a rare apartment. One of three The Rectory is the largest and offers three bedrooms of good size along with two shower rooms with one being an En-Suite to the master, the property has its own private entrance and also provides good storage throughout, the style of living is open plan with a high spec fully intergrated kitchen. Spread over the entire top floor the property is light and airy and very spacious.

Entrance -

Built in storage cupboard, tiled flooring, stairs rising to first floor, radiator.

Landing -

Built in storage cupboard, loft hatch, wood effect flooring, door to all rooms, door to balcony, radiator.

Balcony -

Tiled flooring

Open Plan -

Living/Dining Room - 12'11" (3.94m) x 24'9" (7.54m)

Rear elevation double glazed double door to balcony, wood effect flooring, TV point, BT point, radiators.

Kitchen - 15'4" (4.67m) x 9'3" (2.82m)

Rear elevation double glazed window, a range of eye and base level units with granite work surfaces, inset sink with drainer with mixer tap over, intergrated upright fridge/freezer, built in four ring hob, built in high level double oven with extractor hood above, intergrated washing machine, intergrated dishwasher, island section.

Master - 12'0" (3.66m) x 11'5" (3.48m)

Rear elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

En-Suite -

Side elevation double glazed frosted window, Low level WC, built in hand wash basin with mixer tap over, separate cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two - 11'5" (3.48m) x 8'5" (2.57m)

Rear elevation double glazed window, built in wardrobe with hanging space and storage, TV point, radiator.

Bedroom Three - 9'0" (2.74m) x 8'0" (2.44m)

Front elevation double glazed window, built in wardrobe with hanging space and storage, radiator.

Family Shower Room -

Front elevation double glazed frosted window, low level WC, built in hand wash basin with mixer tap over, separate double cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

Outside -

- Two balconies

Parking -



PLEASE NOTE WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

we're here to help if you've any questions about this property...

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