



**sears**  
property, clear & simple

2 Bedrooms Apartment  
London Road, Binfield, Bracknell  
Berkshire RG42 4FG

Price £275,000

Leasehold



*scan to view full details*



**\*\* PREMIUM APARTMENT WITH BALCONY \*\*** Kings Quarters is an exclusive development set within Binfield built in 2016 by renowned developer Shanly Homes. Offered to the market with no onward chain and boasting two double bedrooms, two bathrooms, modern fitted kitchen open plan to the living area.

*helping you get a move on!*

## about the property...

**\*\* PREMIUM APARTMENT WITH BALCONY \*\*** Kings Quarters is an exclusive development set within Binfield built in 2016 by renowned developer Shanly Homes. Offered to the market with no onward chain and boasting two double bedrooms, two bathrooms, modern fitted kitchen open plan to the living area leading to double doors to balcony out door space. The property also offers a private and secure parking space, security entry phone systems as well as excellent transport links to London and surrounding areas via Bracknell mainline station and the A329 / M4 road network. Surrounded by a woodland ridge and beautiful landscape gardens makes it an ideal place to live.

### Entrance -

Built in airing cupboard, two built in storage cupboards, doors to all rooms, wood effect flooring, radiator.

### Living Room/Dining Area - 22'1" (6.73m) x 14'5" (4.39m)

Rear elevation double glazed double doors to balcony, TV point, BT point, wood effect flooring, radiator.

### Kitchen Area -

A range of eye and base level units with rolled edge work surfaces, inset sink and drainer, intergrated upright fridge freezer, intergrated washing machine, intergrated dishwasher, built in four ring hob with oven and extractor fan over.

### Master Bedroom - 15'7" (4.75m) x 11'1" (3.38m)

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

### En-Suite -

Low level WC, floating hand wash basin, separate double shower cubicle, part tiled walls, tiled flooring, heated towel rail.

### Bedroom Two - 11'10" (3.61m) x 10'0" (3.05m)

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

### Bathroom -

Low level WC, floating hand wash basin, panel enclosed bath with shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

Surrounding landscaped communal garden.

### Parking -

Allocated parking for one vehicle and visitors parking.

EPC Summary: EER B (84/84) EIR B (90/90)

GROUND FLOOR



**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...*

01344 481111 12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk

hello@searsproperty.co.uk

find sears property on facebook

twitter.com/searsproperty

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk