



**sears**  
property, clear & simple

1 Bedroom Apartment  
Old Bracknell Lane West,  
Bracknell, Berkshire RG12 7LZ

Price £240,000

Leasehold



*scan to view full details*



**\*\* A SHORT WALK TO TOWN CENTRE & NO ONWARD CHAIN \*\*** Set only moments away from Bracknell Town Centre with its array of shops, restaurants and amenities is this spacious and very well presented one double bedroom second floor apartment. The property offers excellent transport links via both M3 and M4.

*helping you get a move on!*

## about the property...

**\*\* A SHORT WALK TO TOWN CENTRE & NO ONWARD CHAIN \*\*** Set only moments away from Bracknell Town Centre with its array of shops, restaurants and amenities is this spacious and very well presented one double bedroom second floor apartment. The property offers excellent transport links via both M3 and M4 motorways while Bracknell mainline train station is only a 7 min walk away, making this an ideal purchase for commuters. There is the added bonus of a balcony to enjoy some outside space while other features include:- 18ft kitchen/reception room with integrated appliances, a good sized bathroom, lift access, ample storage, access to communal gardens and secure underground parking.

### Entrance -

Door to all rooms, airing cupboard, wood effect flooring, electric radiator.

### Kitchen/Reception Room - 18'0" (5.49m) x 16'10" (5.13m)

Rear elevation double glazed window, rear elevation double glazed patio doors leading to a balcony, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated oven and hob with extractor hood above, integrated fridge/freezer, integrated washing machine, integrated dishwasher, TV point, BT point, wood effect flooring two electric radiators.

### Double Bedroom - 14'6" (4.42m) x 8'11" (2.72m)

Rear elevation double glazed window, fitted wardrobes with hanging space and shelving, TV point, electric radiator.

### Bathroom -

Rear elevation double glazed frosted window, low level WC, wall mounted sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

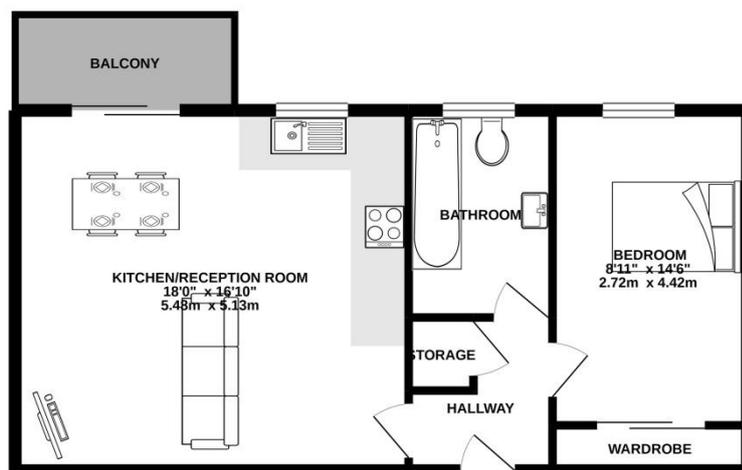
There is a balcony on the property with space for seating area as well as well maintained communal gardens.

### Parking -

Secure underground parking space for one vehicle with further on road parking available.

EPC Summary: EER B (85/85) EIR B (82/82)

### 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...*

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