



**sears**  
property, clear & simple

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

Price £385,000

Leasehold



*scan to view full details*



**\*\* LARGE PRIVATE GARDEN & CLOSE TO TOWN CENTRE \*\*** Located only moments away from Bracknell Town Centre and mainline train station is this spacious and stunningly presented three double bedroom ground floor apartment. The property has the enviable benefit of a large private rear garden.

*helping you get a move on!*

## about the property...

**\*\* LARGE PRIVATE GARDEN & CLOSE TO TOWN CENTRE \*\*** Located only moments away from Bracknell Town Centre and mainline train station is this spacious and stunningly presented three double bedroom ground floor apartment. The property has the enviable benefit of a large private rear garden which is accessible via both the reception room and master bedroom. Other features include:- 22ft kitchen/reception room with integrated appliances, En-Suite shower room, ample storage and two underground parking spaces. This is an ideal purchase for anyone needing to commute or looking outside space with maintenance.

### Entrance -

Doors to all rooms, two storage cupboards, wood effect flooring, radiator.

### Living Room/ Kitchen - 23'2" (7.06m) x 13'8" (4.17m)

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

### Master Bedroom - 14'7" (4.45m) x 11'3" (3.43m)

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

### En-Suite -

Low level WC, wall mounted sink with mixer tap, shower cubicle with shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Bedroom Two - 12'0" (3.66m) x 10'3" (3.12m)

Rear elevation double glazed window, TV point, radiator.

### Bedroom Three - 12'0" (3.66m) x 10'3" (3.12m)

Rear elevation double glazed window, TV point, radiator.

### Bathroom -

Low level WC, wall mounted sink with mixer tap, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

### To the Rear -

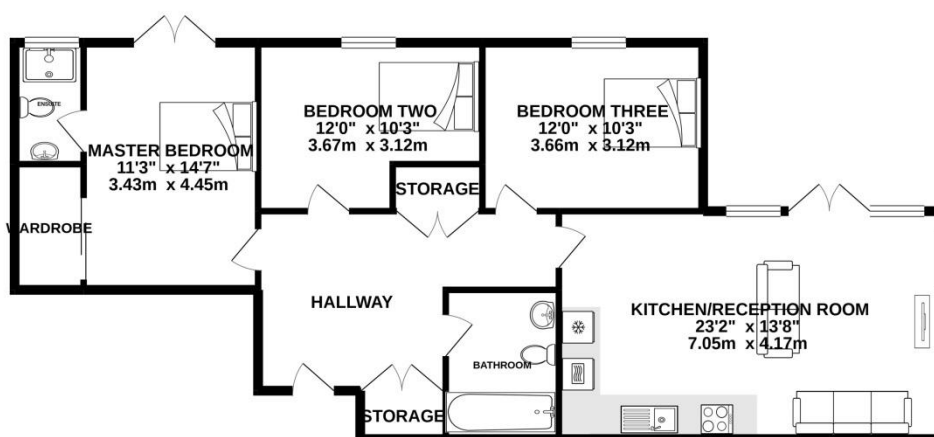
An enclosed laid to lawn rear garden with patio and surrounded by a hedge border which can be accessed from the side.

### Parking -

Underground parking for two vehicles.

EPC Summary: EER B (83/83) EIR C (77/77)

## 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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