



**sears**  
property, clear & simple

1 Bedroom Apartment  
The Braccans,  
London Road, Bracknell,  
Berkshire, RG12 2GR

Price £215,000

Leasehold



*scan to view full details*



**\*\* CLOSE TO TOWN CENTRE \*\*** Set only moments away from Bracknell Town Centre and mainline train station is this spacious one double bedroom second floor apartment. The modern property is part of the new redevelopment and offers features to include:- 19ft open plan kitchen/reception room

*helping you get a move on!*

## about the property...

**\*\* CLOSE TO TOWN CENTRE \*\*** Set only moments away from Bracknell Town Centre and mainline train station is this spacious one double bedroom second floor apartment. The modern property is part of the new redevelopment and offers features to include:- 19ft open plan kitchen/reception room with integrated appliances, large bathroom and underground parking with further visitors parking available. There are shops and amenities close by as well as both M3 and M4 motorways being easily accessible. Viewings on this ideal first time purchase or investment are highly recommended.

### Entrance -

Doors to all rooms, wood effect flooring, electric radiator.

### Kitchen/Living Room - 19'5" (5.92m) x 15'5" (4.7m)

Three front elevation double glazed windows, a range of eye and base level units with rolled edge worksurfaces, integrated oven with four ring hob and extractor hood above, integrated fridge/freezer, integrated washing machine, integrated dishwasher, stainless steel sink with mixer tap, TV point, BT point, wood effect flooring, electric radiator.

### Double Bedroom - 11'6" (3.51m) x 11'0" (3.35m)

Front elevation double glazed window, electric radiator.

### Bathroom -

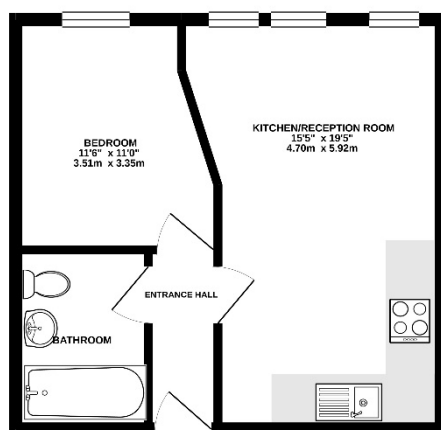
Low level WC, vanity unit with mixer tap, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

### Parking -

Allocated underground parking for one vehicle and further above ground visitors parking available.

SECOND 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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