



**sears**  
property, clear & simple

2 Bedroom Apartment  
Old Bracknell Lane West,  
Bracknell, Berkshire, RG12 7NW  
Price £350,000  
Leasehold



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**\*\* A STUNNING EXECUTIVE APARTMENT WITH NO ONWARD CHAIN \*\*** Set only moments from Bracknell Town Centre and mainline train station is this spacious and extremely well presented second floor executive apartment. The property is ideally positioned with views over the communal gardens from the balcony.

*helping you get a move on!*

## about the property...

**\*\* A STUNNING EXECUTIVE APARTMENT WITH NO ONWARD CHAIN \*\*** Set only moments from Bracknell Town Centre and mainline train station is this spacious and extremely well presented second floor executive apartment. The property is ideally positioned with views over the communal gardens from the balcony. This is an ideal purchase for commuters with its easy access to both M3 and M4 motorways as well as families with its two double bedrooms and 39ft kitchen/reception room. The modern kitchen features intergrated appliances which then flows in the dining space followed by the living area to create a wealth of flexible space. Other features include an En-Suite shower room to the master bedroom, ample storage and underground parking.

### Entrance -

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

### Kitchen/Living/Dining Room - 38'9" (11.81m) x 14'11" (4.55m)

Two rear elevation double glazed windows, side elevation double glazed patio doors to 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 fan over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, TV point, BT point, wood effect flooring, electric radiator.

### Master Bedroom - 18'1" (5.51m) x 9'2" (2.79m)

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

### En-Suite -

Low level WC, pedestal hand wash basin with mixer tap, shower cubicle with attachment over, part tiled walls, tiled flooring.

### Bedroom Two - 12'10" (3.91m) x 9'3" (2.82m)

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

### Family Bathroom -

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

### Outside -

Well maintained communal gardens.

### Parking -

One underground parking space available.



**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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