



**sears**  
property, clear & simple

1 Bedroom Apartment  
Crowthorne Road, Bracknell  
Berkshire RG12 7DP

Price £160,000

Leasehold



*scan to view full details*



**\*\* WALKING DISTANCE TO TOWN CENTRE \*\*** Set in a highly sought after retirement complex for the over 60's is this spacious and well presented one double bedroom first floor apartment. The property is ideal for anyone looking to enjoy the independence of an apartment with the security of warden control.

*helping you get a move on!*

## about the property...

**\*\* WALKING DISTANCE TO TOWN CENTRE \*\*** Set in a highly sought after retirement complex for the over 60's is this spacious and well presented one double bedroom first floor apartment. The property is ideal for anyone looking to enjoy the independence of an apartment with the security of warden control and a great sense of community. Bracknell town centre is only a short distance away while both M3 and M4 motorways and Bracknell mainline train station offer excellent links to London, Features and benefits include:- 18ft living room with Juliet balcony overlooking communal gardens, separate kitchen, re-fitted shower room, ample storage, secure telephone entry system and residents parking.

### Entrance -

Front elevation double glazed window, stairs rising to first floor.

### First Floor -

Doors to all rooms, storage cupboard.

### Living Room - 18'6" (5.64m) x 10'3" (3.12m)

Rear elevation double glazed patio doors to Juliet balcony, TV point, BT point, radiator.

### Kitchen - 8'0" (2.44m) x 7'9" (2.36m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with twin taps over, integrated oven with four ring hob with extractor fan over, space for fridge/freezer, space for washing machine, part tiled walls, tiled flooring.

### Double Bedroom - 12'5" (3.78m) x 10'3" (3.12m)

Front elevation double glazed window, wall to wall fitted wardrobes with hanging space and shelving, wall to wall storage cupboards, radiator.

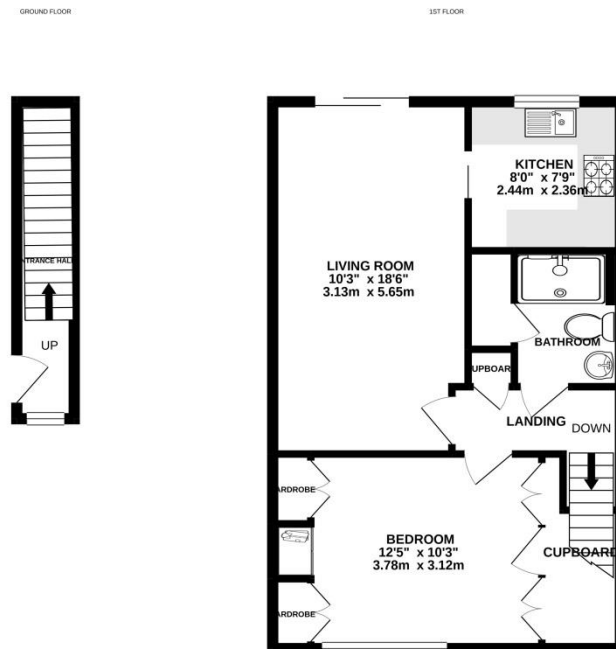
### Shower Room -

Low level WC, pedestal sink with twin taps over, double shower cubicle with attachment over, storage cupboard, fully tiled walls, radiator.

### Outside -

Well maintained communal grounds and residents parking.

EPC Summary: EER C (70/75) EIR (0/0)



**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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