

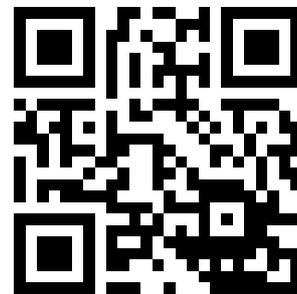


**sears**  
property, clear & simple

2 Bedrooms Apartment  
Christine Ingram Gardens  
Warfield Berkshire RG42 2LX  
Price £1,075 pcm  
To Let



*scan to view full details*



**\*\* WARFIELD \*\*** This extremely well presented two double bedroom executive apartment is located in the sought after location of Warfield. This property is available now on an unfurnished basis.

*helping you get a move on!*

## about the property...

**\*\* WARFIELD \*\*** This extremely well presented two double bedroom executive apartment is located in the sought after location of Warfield. This property has been uniquely decorated by the Landlord and feels very homely throughout. It is within easy reach of local amenities such as shops, public transport links, Bracknell town centre, Bracknell mainline railway station and the M3 & M4 motorways. Internally the property comprises an open plan living room/kitchen, two double bedrooms with built in storage, a family shower room and an en-suite shower room to the master bedroom. Externally the property offers allocated parking for one vehicle and well kept communal grounds. This property further benefits from UPVC double glazing and a secure phone entry system. This property is available now on an unfurnished basis.

**Entrance Porch -**  
Door giving access to living room.

**Open Plan Living Room Space - 20'0" (6.1m) x 17'7" (5.36m)**  
Front aspect UPVC double glazed window, TV point, Sky point, telephone point, various power points and a secure phone entry system. The kitchen comprises a range of eye and base level storage units, granite work surfaces, butler sink with twin tap and tiled splash back, electric range cooker offering two ovens, a grill, five ring hob and extractor fan over, cream fridge/freezer.

**Master Bedroom - 14'9" (4.5m) x 12'10" (3.91m)**  
Rear aspect UPVC double glazed window, TV point, various power points, double built in wardrobe with mirror fronted doors housing washing machine, door leading to en-suite.

**En-Suite - 7'3" (2.21m) x 6'0" (1.83m)**  
Featuring a white three piece suit which comprises a high level WC, pedestal hand wash basin with twin taps, shower cubicle with electric power shower, fully tiled walls and floor, heated towel rail holder, shaver point, extractor fan.

**Bedroom Two - 12'8" (3.86m) x 9'8" (2.95m)**  
Front aspect UPVC double glazed window, TV point, various points, double built in wardrobe with mirror fronted door.

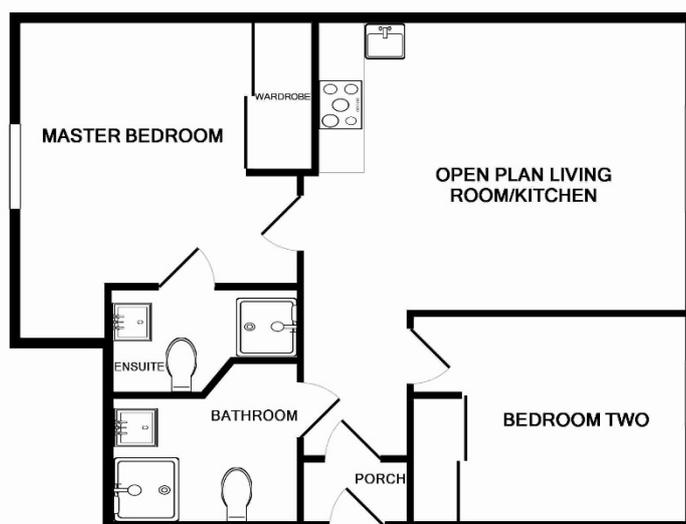
**Family Shower Room - 7'7" (2.31m) x 7'4" (2.24m)**  
Featuring a white three piece suit which comprises a high level WC, pedestal hand wash basin with twin taps, shower cubicle with electric power shower, fully tiled walls and floor, heated towel rail holder, shaver point, extractor fan.

**Outside -**

**To The Front -**  
Allocated off road parking for one vehicle, bike storage, courtesy path leading to communal door.

**To The Rear -**  
Area of well kept communal grounds. -

**EPC Summary: EER B (82/84) EIR C (74/77)**



**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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