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Lydney, Bracknell

A spacious, light, modern and very nicely presented ground floor apartment, in a pleasant and quiet location, next to the park. No Chain.

£187,500

01992 87 85 80

Overall Description
This is a ground floor apartment in a pleasant location right next door to a park, an easy walk from the shops and with communal gardens right outside the bedroom and sitting room, so with a pleasant green aspect. The apartment has an entrance hall with deep cloaks cupboard and airing cupboard housing the washing machine as well as the gas boiler. There is a good-sized sitting/dining room with wood-effect laminate floor, leading to a modern kitchen with fitted oven, hob and fridge/freezer. The bathroom is modern, with a white suite including panel bath with shower above, and the double bedroom is just across the hall. The flat is in excellent decorative order, has a contemporary kitchen and bathroom fitted and also has gas central-heating and double-glazed windows. This lovely light and bright apartment is being sold with no onward chain so early viewing is highly recommended. We have an Open House booked at this property from 10am on Saturday the 21st of November so please call to book in.

Location
The apartment sits at the end of a quiet cul-de-sac, next to a park, in the Birch Hill area towards the southern edge of the popular commuter town of Bracknell. There is a row of local shops within walking distance and good bus services through the estate. The town of Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line (operated by South Western Railway) travelling westwards to Reading and eastwards to London Waterloo. The M3 motorway is also a short drive away providing access to London as well as the M25. The centre of Bracknell has excellent shopping and other amenities as you would expect and has also undergone significant redevelopment in recent decades, which includes The Lexicon: A major £240 million regenerated town centre complex featuring over 70 shops, restaurants, and a 12-screen multiplex cinema. There are good schools in the local area and excellent sporting and recreational amenities including over 150 parks and countryside areas across the borough as well as Swinley Forest, with its 2,600 acres of Crown Estate woodland and mountain biking trails.

Accommodation
From the communal parking a path leads up steps to the front door into the:

Communal Hall
Shared storage cupboard. Meter cupboards. Door to the rear courtyard. Front door into the:

Entrance Hall 13'5 x 5'11 (4.09m x 1.80m)
Wood-effect laminate floor. Airing cupboard with washing-machine and gas central-heating boiler. Cloaks cupboard with clothes rail and electrics.

Sitting/Dining Room 17'9 x 11'9 (5.41m x 3.58m)
Window to front. Wood-effect laminate floor. Telephone point. TV point. Radiator.

Kitchen 7'11 x 7'9 (2.41m x 2.36m)
Window to rear. Kitchen units with roll-top work tops, quartz splash-backs and a one and a half bowl stainless steel sink unit. Electric oven and hob. Fridge/freezer. Wood-effect laminate floor.

Bedroom 11'7 x 10'7 (3.53m x 3.23m)
Window to front. Wood-effect laminate floor. Radiator.

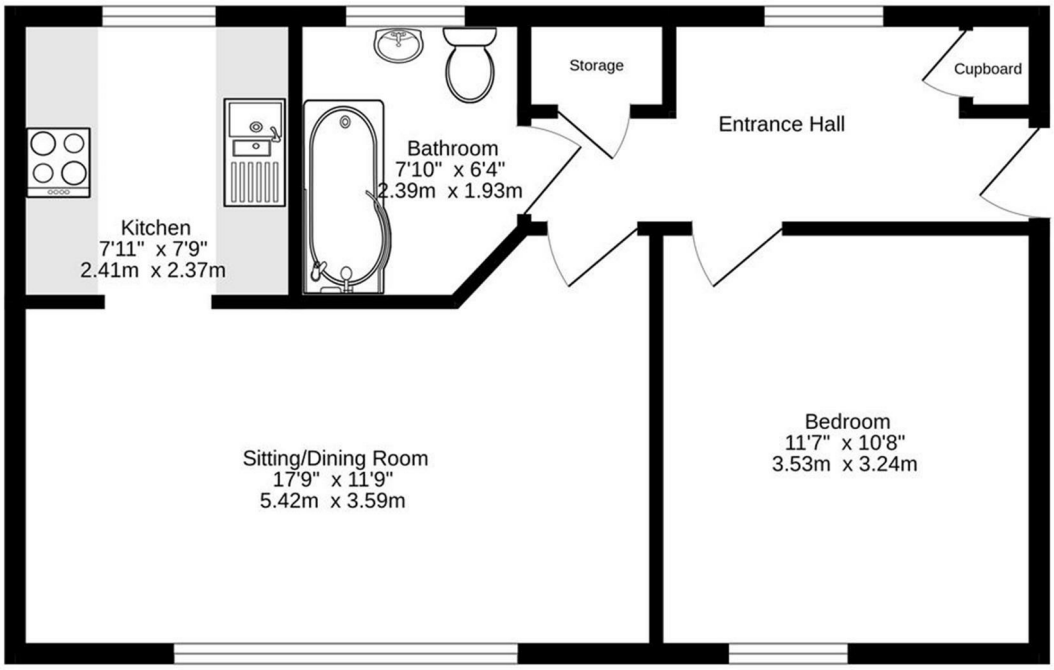
Bathroom 7'10 x 6'4 (2.39m x 1.93m)
Frosted window to rear. Panel bath with shower above and glass shower screen. Tiled floor. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath.

Outside
To the rear of the block is a communal area used as outside space by the residents with a clothes drying area in the corner. Storage shed. The property has access to communal parking in the car park next to the building. There are communal gardens outside the sitting and bedroom windows and a path leads to a neighbouring park with children's play area.

Services and Other Information

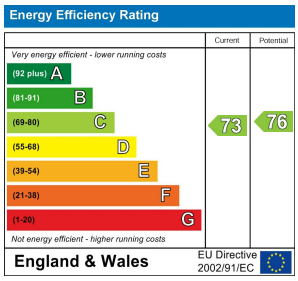
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Leasehold: c.112 years remaining. Service Charge c.£1,095 per annum. Ground Rent: c.£10 per annum. Council Tax Band: B.

Ground Floor
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

The Property Ombudsman
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