

9 Townsend Close, Bracknell,
Berkshire. RG12 0XE.



£195,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A modern one bedroom first floor apartment offered in excellent decorative order throughout, with allocated parking and communal gardens. The property also has sealed unit double glazed windows and electric convactor heating. There is a lounge, fitted kitchen, white bathroom suite and a double bedroom with wall to wall fitted wardrobes. Outside there are attractive communal gardens and the property is conveniently situated for Bracknell town centre, local schools and the railway station at Martins Heron. An ideal first time or investment purchase with an estimated rental value in the region of £1,000 per calendar month. No onward chain.

Council Tax B: £1,533.74 p.a. (2024/25) Service Charge: £1,595.31 p.a. (Budget 2024/25) Ground Rent: £200 p.a.

Lease: 125 years from 30 June 2018 (119 years remaining) EPC: C

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

FIRST FLOOR

Entrance Hall

Entry phone, airing cupboard housing hot water tank and slatted shelves, coat hanging cupboard, wood effect laminate flooring, door to:

Lounge

11' 8" x 12' 7" (3.56m x 3.84m) Deep silled sealed unit double glazed window, TV aerial point, wall mounted electric convector heater, coved ceiling, wood effect laminate flooring, squared arch to:

Kitchen

11' 8" x 5' 7" (3.56m x 1.70m) Single drainer stainless steel sink unit with adjoining working surfaces, range of high and low level units including cupboards and drawers, built-in Neff ceramic hob with oven below and extractor hood over. Space and plumbing for washing machine, space for fridge/freezer, wood effect laminate flooring, sealed unit double glazed window to the rear elevation.

Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment, with folding glazed screen, fully tiled walls, ladder-style heated towel rail, wood effect laminate floor, wash hand basin, low flush WC with concealed cistern, extractor fan, shaver point.

Bedroom 1

11' 8" x 8' 6" (3.56m x 2.59m) Built-in wall to wall wardrobes with sliding mirror doors, sealed unit double glazed window to the front, Dimplex electric convector heater, coved ceiling.

OUTSIDE

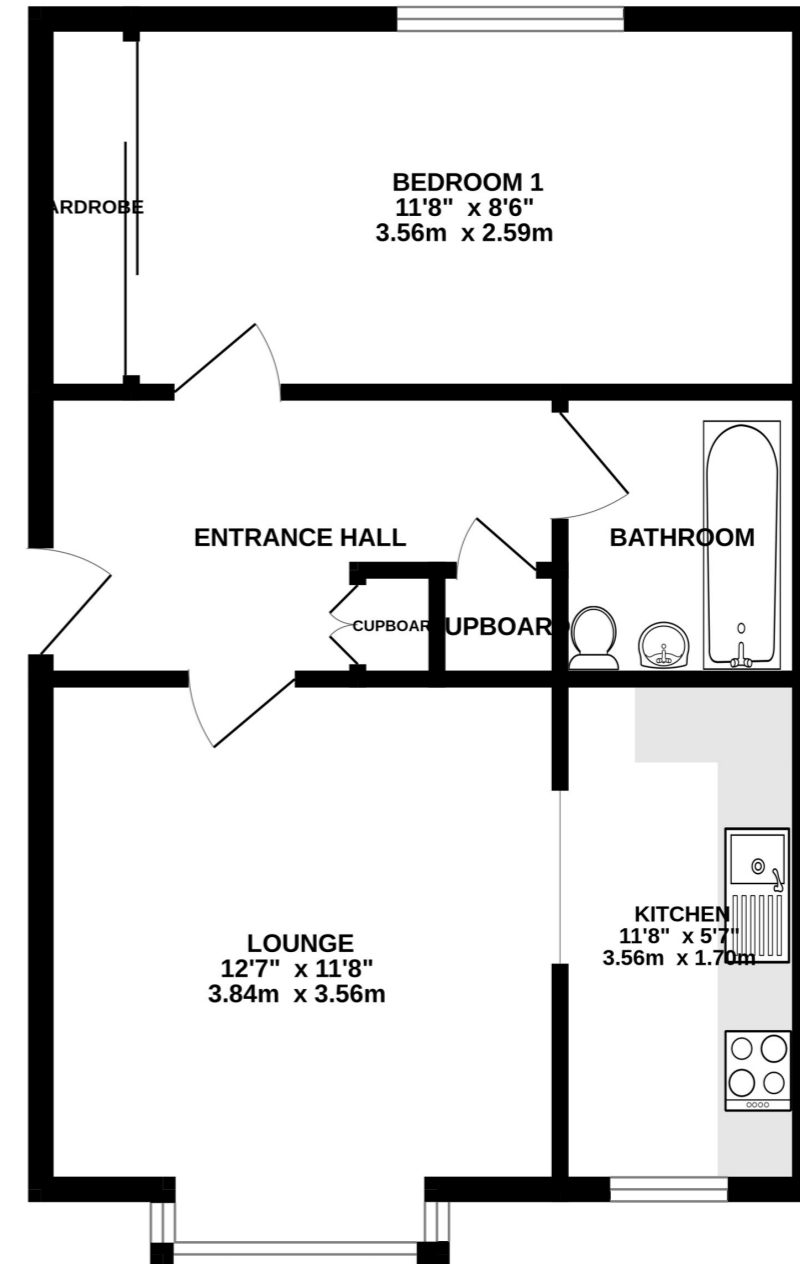
Communal Gardens

Mainly laid to lawn with mature foliage.
Drying areas and bin storage.

Parking

Allocated and visitor parking spaces.

FIRST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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