



45 KELVIN GATE, BRACKNELL, BERKSHIRE, RG12 2TG
£180,000 LEASEHOLD

SURPRISINGLY REAVAILABLE! CONVENIENTLY SITUATED CLOSE TO THE LEXICON AND BRACKNELL'S MAIN LINE STATION, THIS GOOD SIZED GROUND FLOOR APARTMENT IS OFFERED WITH NO ONWARD CHAIN



Wokingham | 01189 072777 | wokingham@winkworth.co.uk

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DESCRIPTION:

SURPRISINGLY REAVAILABLE! Conveniently situated close to The Lexicon and Bracknell's main line station, this good sized ground floor apartment is offered with no onward chain and comes with the added advantage of direct access to a patio.

The apartment has an open plan living room with newly fitted kitchen, a double bedroom and modern bathroom.

Recently redecorated with new flooring and smart heating and lighting controls its ready to go for a first time buyer or investment landlord.

Another sought after feature of this property is the secure underground parking bay.

Bracknell has recently undergone a complete regeneration with over £240 million invested to transform Bracknell Town Centre into an exciting 1 million square foot shopping and leisure destination. One of the biggest Town Centre regenerations in the UK, The Lexicon Bracknell is one of Berkshire's most convenient and vibrant shopping and leisure destinations. For the commuter, access to the M3 and M4 motorways is close at hand and Bracknell train station provides direct trains to London Waterloo and in the other direction to Reading.

AT A GLANCE

- Ground floor apartment
- Smart heating and lighting
- Underground parking
- Convenient for the Lexicon and the station
- Council tax band B Bracknell forest
- Ultra fast broad band 330 Mbps
- Mobile coverage Vodafone & O2
- Mains electric and water

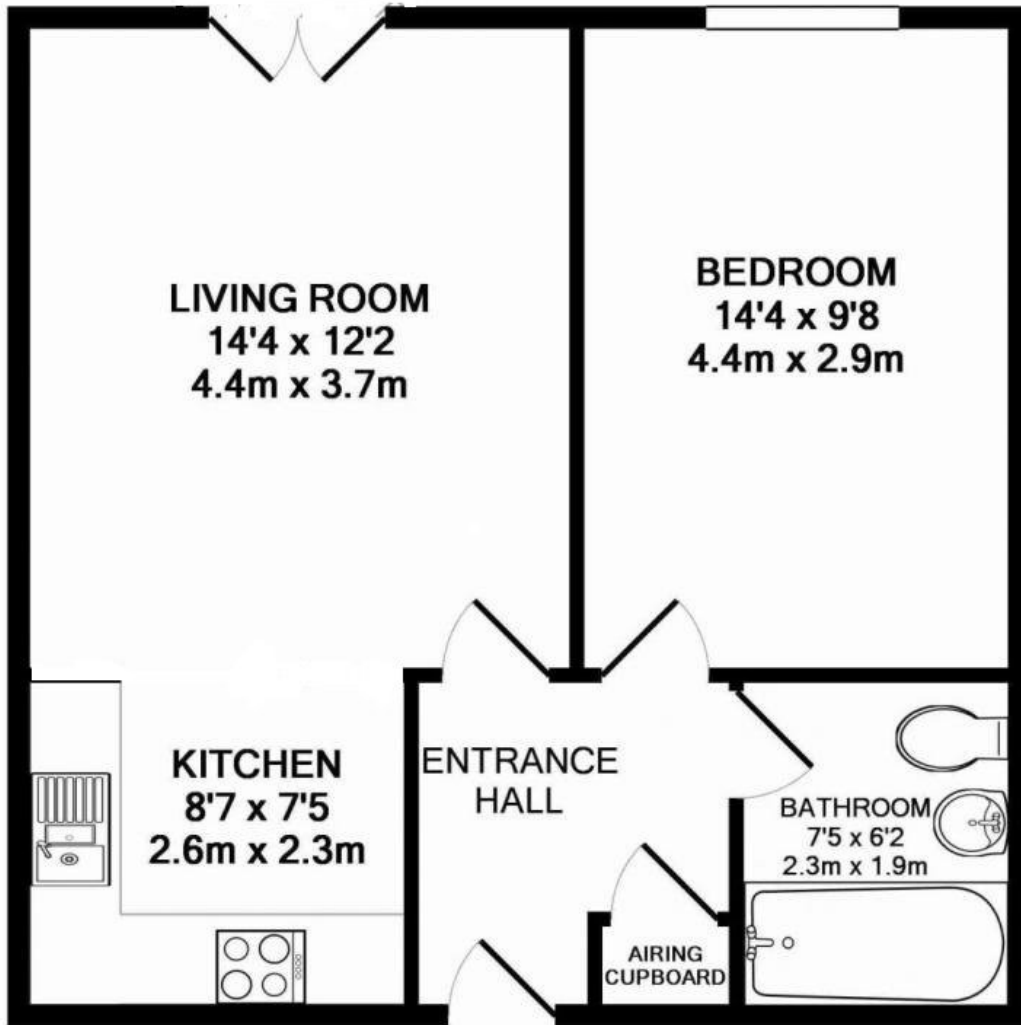
Tenure: Leasehold

Term: 107 year and 5 months

Service Charge: £2400 per annum

Ground Rent: £225 Annually (subject to increase)





TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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