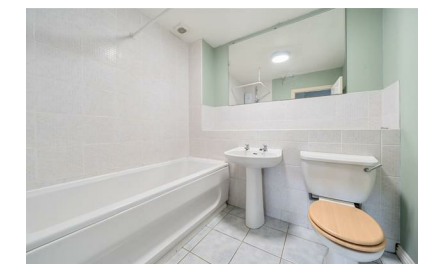
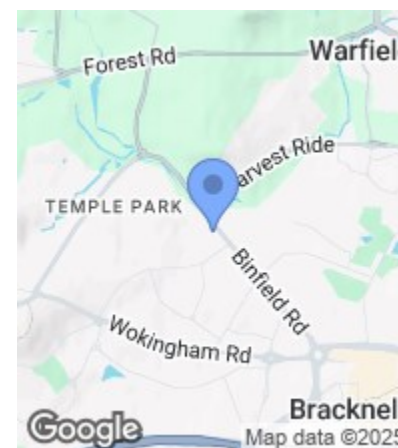
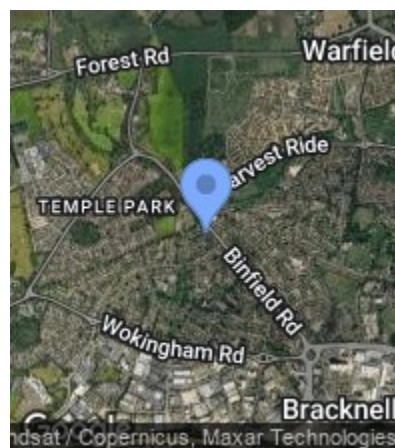
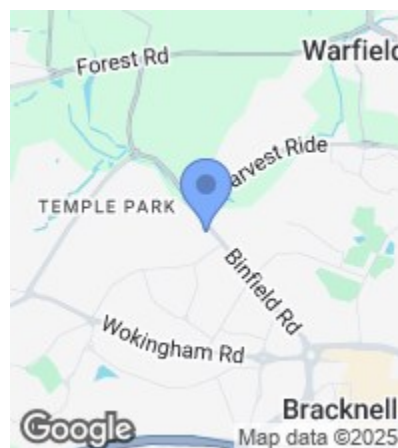




ROAD MAP

HYBRID MAP

TERRAIN MAP

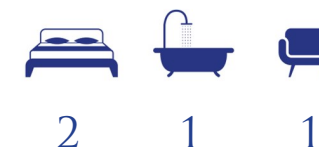


FAIRWAY COURT, BINFIELD ROAD, BRACKNELL RG42
£220,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	68	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- First Floor Apartment
- Very Well Presented
- Ideal First Time Purchase Or Investment Opportunity

- Two Bedrooms
- Modern Kitchen & Bathroom
- Communal Grounds

FULL DETAILS

Entrance Hall

Enter via door, cupboard and carpet flooring.

Kitchen/Reception Room

19'8 x 10'9 (5.99m x 3.28m)

Front aspect bay window with carpet flooring. Kitchen is fitted with a range of base and eye level units, Neff microwave, Neff oven, Neff electric hob, sink, fridge/freezer and space for; washing machine. Partly tiled walls and laminate flooring.

Bedroom One

11'5 x 8'10 (3.48m x 2.69m)

Double bedroom and carpet flooring.

Bedroom Two

8'5 x 6'0 (2.57m x 1.83m)

Double bedroom and carpet flooring.

Bathroom

Bath with electric shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

To The Rear

Communal parking.

Leasehold Information

We have been advised by the owner that there is approximately 94 years left on the lease. The current ground rent is £300 per annum and the current maintenance charge is approximately £50 per month. Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on it from a third party.

Council Tax

Band C.

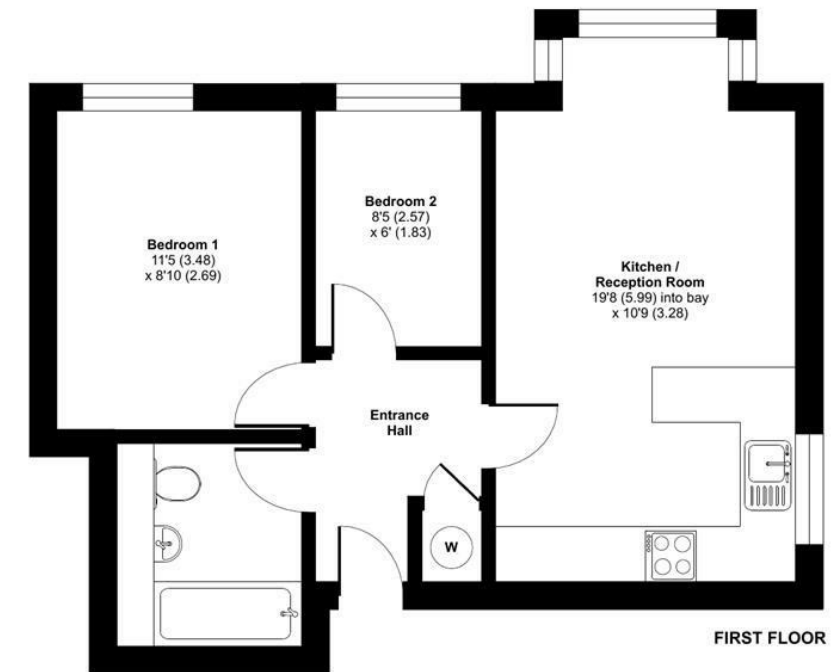
FLOORPLAN



Binfield Road, RG42

Approximate Area = 472 sq ft / 43.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2023. Produced for Knights Property Services. REF: 1003735



FAIRWAY COURT, BINFIELD ROAD, BRACKNELL RG42

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this very well presented first floor apartment, which is one of only six apartments within the block. The property, which is presented to the market with no onward chain complications, comprising; kitchen/reception room, two bedrooms and a modern bathroom. There is allocated parking for one car. It is ideally located for easy access to both Bracknell and Wokingham town centres and main line train stations. This would make an ideal first time purchase or investment opportunity.