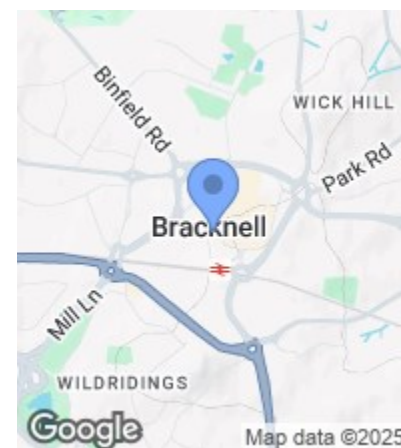
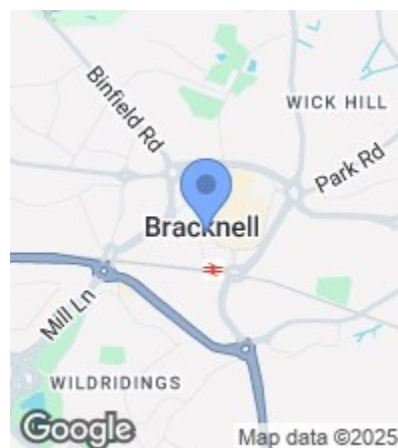




ROAD MAP

HYBRID MAP

TERRAIN MAP



GOWRING HOUSE, BRACKNELL RG12 OFFERS IN EXCESS OF £230,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Two Double Bedrooms
- Underfloor Heating
- First Floor Apartment
- Modern Kitchen
- En Suite To Bedroom One
- Walking Distance Of Bracknell Train Station & The Lexicon

FULL DETAILS

Entrance Hallway

Enter via door, two storage cupboards, neutrally decorated and carpet flooring.

Kitchen

10'0" x 6'3" (3.05 x 1.91)

Fitted with a range of base and eye level units, sink, four ring electric hob, oven, extractor fan and integrated appliances comprising; washer/dryer, dishwasher and fridge/freezer. Partly tiled walls.

Living/ Dining Room

15'0" x 12'0" (4.57 x 3.66)

Laminate flooring, neutrally decorated and doors leading through to;

Balcony

8'0" x 3'5" (2.44 x 1.04)

Glass balustrade.

Bedroom One

14'0" x 10'0" (4.27 x 3.05)

Double bedroom, wardrobe with mirrored sliding door, carpet flooring, neutrally decorated and door leading through to;

En Suite

Wash hand basin, low level WC, shower cubicle, heated towel rail, tiled flooring and partly tiled walls.

Bedroom Two

13'0" x 10'0" (3.96 x 3.05)

Double bedroom and carpet flooring.

Bathroom

Wash hand basin, low level WC, bath with shower, tiled flooring and partly tiled walls.

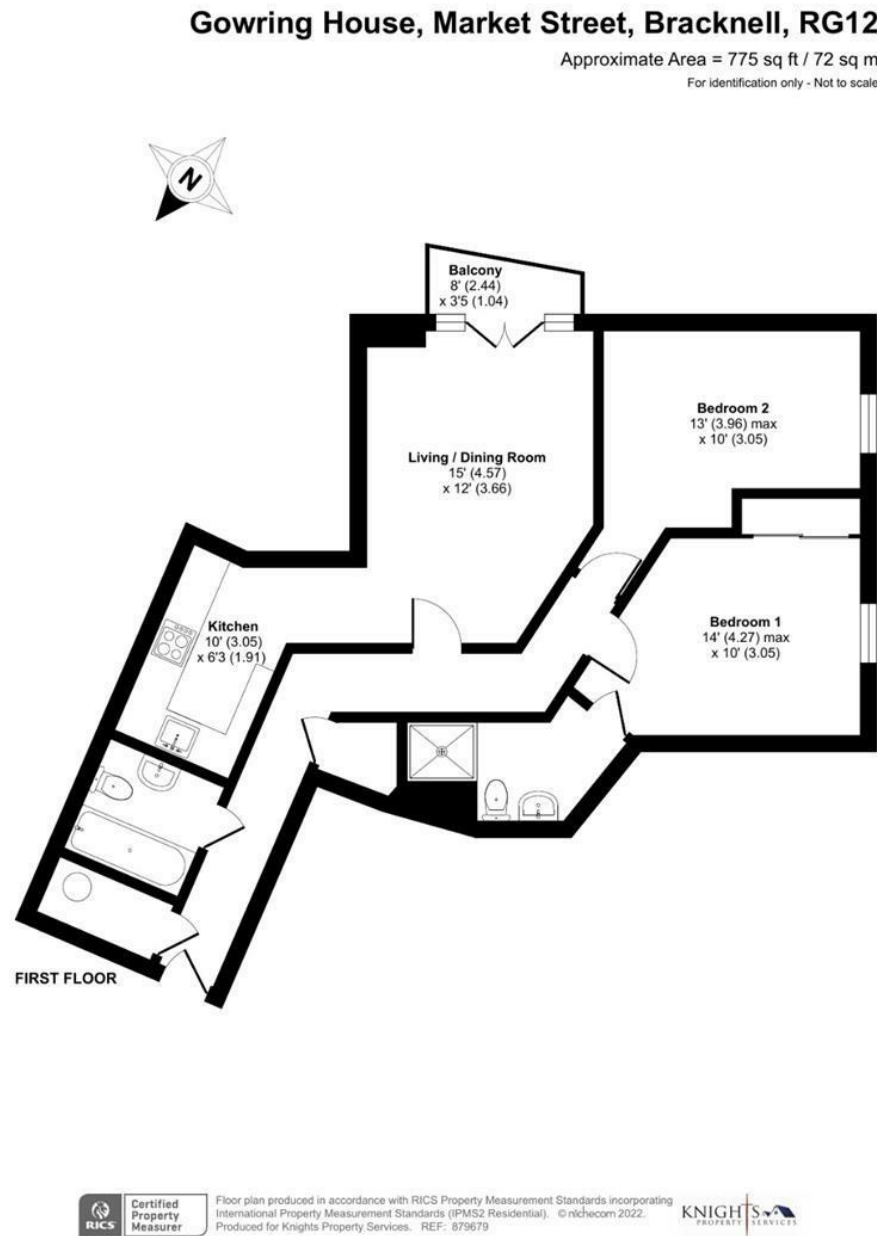
Leasehold Information

We have been advised by the owner that there is approximately 117 years remaining on the lease. The current ground rent is £300 per annum and the current maintenance charge is approximately £1000 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Council Tax

Band C.

FLOORPLAN



GOWRING HOUSE, BRACKNELL RG12

KNIGHTS PROPERTY SERVICES - Gowring House is a development of one and two bedroom luxury apartments, situated in the heart of the town centre regeneration and close to Bracknell train station, offering services to London Waterloo and Reading. This well presented first floor apartment comprising; modern kitchen, living/dining room, modern bathroom and two double bedrooms with an en suite to bedroom one. Further benefits include a balcony, underfloor heating. A secure phone entry system provides access to the building and there is also a lift. The apartment is close to The Lexicon, offering an array of amenities. It is also ideally situated for access to the M3 and M4.