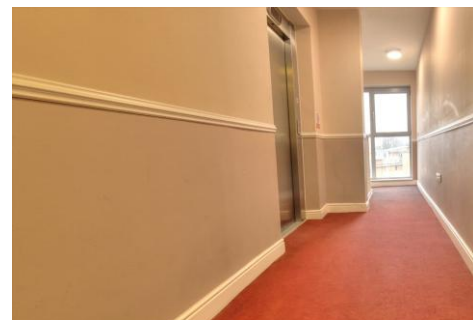


## One Bedroom Apartment

**Kelvin Gate, Bracknell, Berkshire, RG12 2TN**

**Price: £170,000**

- One Bedroom
- Undercroft Allocated Parking
- Fourth Floor
- Living Space with Balcony
- Added Security
- 107 Year Lease
- Estimated Rental Price: TBC
- EPC: B (83)



## Description

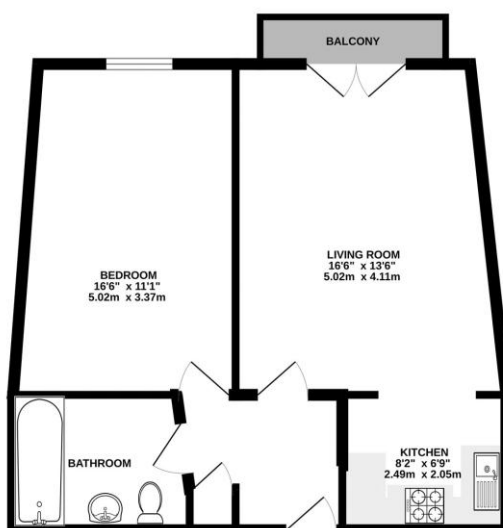
The property is a one bedroomed apartment which has been freshly painted throughout, on the fourth floor, only adding to the extra security. The apartment within this purpose built block is located in the quietest spot with a view onto the communal grounds and not overlooking traffic. Situated close to Bracknell Town Centre and within easy walking distance to excellent local facilities and amenities. On entry to the property, you proceed into a hallway which leads to a generous sized kitchen/living room with room for dining together with a balcony, a spacious double bedroom, family bathroom and storage in the hallway. A beautiful modern and new waterproof laminate flooring has been laid throughout. The property is situated near the town centre and excellent local facilities. There are also excellent transport links via the M4 and M3. A regular bus and transport links near the property adds to the convenience and just a stone throw away from the popular Lexicon Shopping Centre.

## Outside

Kelvin Gate is a development that offers undercroft/allocated parking, communal spacious grounds and just a short walk away from Bracknell Town Centre.

## Floorplan

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Hoxpox 12/20



TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: **01344 962150** or Email:



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.