



## 2 Waxwing Park, Bracknell, Berkshire, RG12 8GS

Asking Price £200,000 Leasehold

### The Property

This one double bedroom ground floor apartment is presented in exceptional condition with many additional extras. Offering a modern open-plan living space, stunning four piece bathroom suite, double bedroom with built in wardrobes. Other features include gas radiator heating and double glazed windows. Outside there are communal grounds to the rear of the building with allocated parking, cycle and bin stores. This apartment is situated in the popular Jennett's Park development close to local shops and wooded copse.

- One Double Bedroom
- Ground Floor Apartment
- Open-Plan Living Area
- Built In Kitchen Appliances
- Double Bedroom
- Four Piece Bathroom Suite
- Internal Cycle Storage
- Gas Radiator Heating
- Double Glazed Windows
- Allocated Parking



#### Motorway Links

M3 Junction: 7.7 Miles  
M4 Junction: 3.9 Miles



#### Train Links

Bracknell Station: 2.7 Miles  
Martins Heron Station: 4.8 Miles

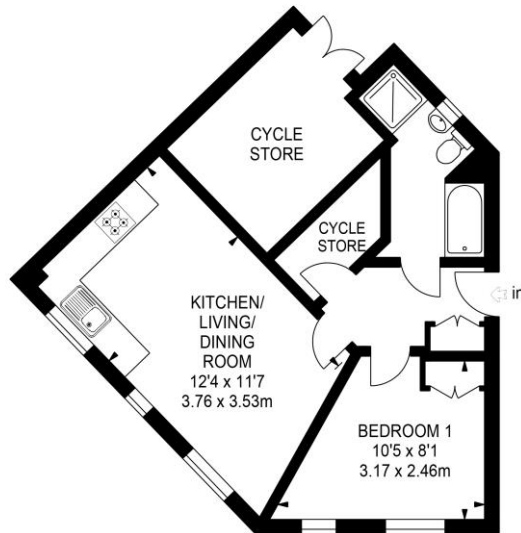


#### Nearest Schools:

Jennett's Park 0.3 Miles  
Great Hollands 0.8 Miles  
Easthampstead Park 0.7 Miles

A Well Presented One Double Bedroom Ground Floor Apartment  
**2 Waxwing Park, Bracknell, RG12 8GS**

**duncan  
 yearley**



**GROUND FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 385 SQ FT / 35.77 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, chances & compass bearings before making any decisions reliant upon them.

01344 860 121 • [sales@duncanyearley.co.uk](mailto:sales@duncanyearley.co.uk)

9 Crown Row, Bracknell, RG12 0TH • [duncanyearley.co.uk](http://duncanyearley.co.uk)

These particulars have been produced with the approval of our client, but all measurements should be taken as approximate and we do not recommend using them as a guide for floor coverings. Purchasers must satisfy themselves as to the condition of the property/outbuildings and to the condition and serviceability of any fixtures and fittings, including the central heating system and boiler etc. NB: Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

**duncan  
 yearley**



**sales • lettings & management**