



## 36 Simmonds Close, Bracknell, Berkshire, RG12 1FL

Asking Price £195,000 Leasehold

### The Property

This beautifully presented one bedroom first floor apartment is set at the end of a cul-de-sac in amen corner on the fringes of Binfield. The property has been updated by the current owner including a re-fitted kitchen and shower room. Benefits include a good sized living/dining room, a double bedroom and residents parking.

- First Floor Apartment
- Double Bedroom
- Living/Dining Room
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- Residents Parking
- Popular Amen Corner Location
- Cul-De-Sac



#### Motorway Links

M3 Junction: 7.0 Miles  
M4 Junction: 4.1 Miles



#### Train Links

Bracknell Station: 1.6 Miles  
Martins Heron Station: 3.4 Miles



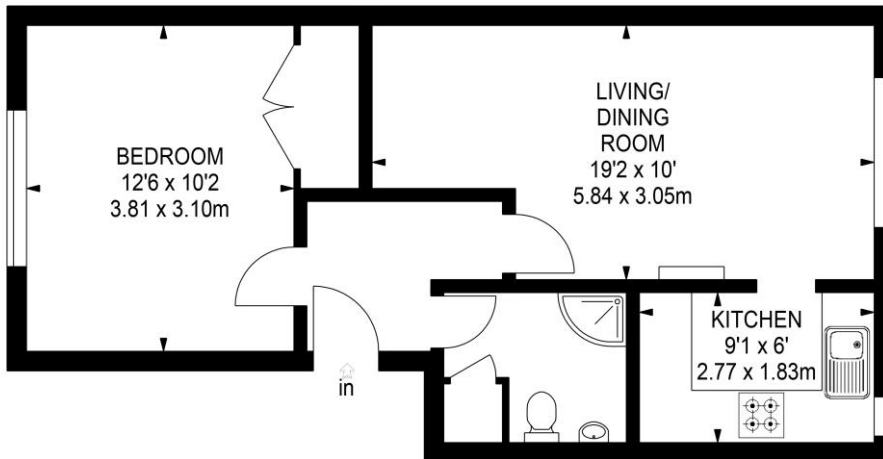
#### Nearest Schools:

Meadow Vale 0.6 Miles  
Binfield CE 1.4 Miles  
Brakenhale 2.1 Miles  
Ranelagh 2.2 Miles



A Beautifully Presented One Double Bedroom First Floor Apartment  
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APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43.10 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, shapes & compass bearings before making any decisions reliant upon them.  
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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.

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