



## 13 Aragon Court, Bracknell, Berkshire, RG12 7AS

Asking Price £170,000 Leasehold

### The Property

This well presented one bedroom ground floor apartment is located close to The Lexicon shopping centre and main bus/railway stations. The accommodation comprises of a communal entrance hall, living/dining room, re-fitted kitchen and a bathroom. The property is offered for sale with no onward chain and benefits from communal grounds to the rear and residents parking.

- One Bedroom Apartment
- Ground Floor
- Living/Dining Room
- Re-Fitted Kitchen
- Bathroom
- Communal Grounds
- Residents Parking
- Close To Lexicon Shopping Centre



#### Motorway Links

M3 Junction: 5.4 Miles  
M4 Junction: 5.3 Miles



#### Train Links

Bracknell Station: 0.6 Miles  
Martins Heron Station: 2.2 Miles



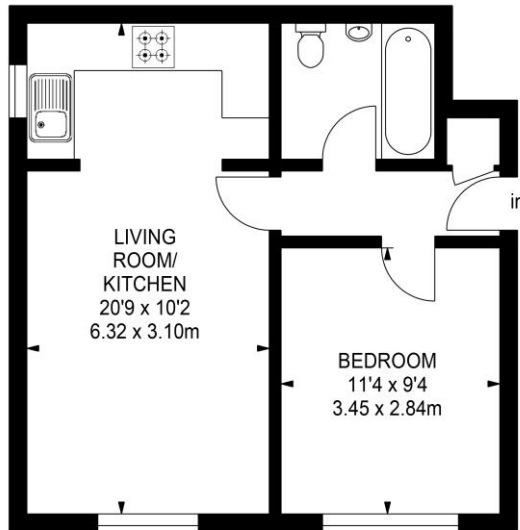
#### Nearest Schools:

Fox Hill 0.6 Miles  
Wildridings 0.8 Miles  
Brakenhale 0.3  
Ranelagh 0.5 Miles

A Well Presented Ground Floor Apartment With No Onward Chain

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APPROX. GROSS INTERNAL FLOOR AREA 404 SQ FT / 37.53 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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