



## Flat 2, Maple Court, Wayland Close, Bracknell, RG12 9PD

Asking Price £200,000 Leasehold

### The Property

This newly refurbished ground floor apartment occupies a delightful cul-de-sac position and is ideal for commuters. The property offers great open-plan living with a stylish kitchen, double bedroom, and bathroom. Benefits include; patio area with access to the stunning communal garden, built-in washing machine and wardrobes. Furthermore there is ample residents parking and local shops nearby.

- Ideal For Mainline Railway Station
- Local Shops Nearby
- Ground Floor
- Open-Plan Kitchen/Living Room
- Bathroom
- Ample Residents Parking
- Access To Communal Garden
- The Lexicon Shopping Centre 1.7 Miles away
- New Windows & Flooring
- Share of Freehold



#### Motorway Links

M3 Junction: 5.7 Miles  
M4 Junction: 6.4 Miles



#### Train Links

Bracknell Station: 1.7 Miles  
Martins Heron Station: 0.3 Miles



#### Nearest Schools:

Harmans Water 0.7 Miles  
Crown Wood 0.8 Miles  
Ranelagh 1.4 Miles  
Brakenhale 1.6 Miles

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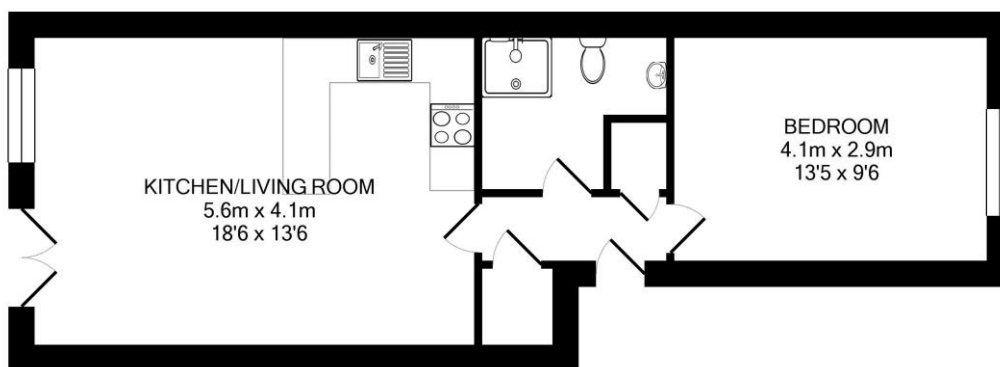
A Modern One Bedroom Ground Floor Apartment

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TOTAL APPROX. FLOOR AREA 43.6 SQ.M. (470 SQ.FT.)

All 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. Not to scale. [www.duncanyearley.co.uk](http://www.duncanyearley.co.uk)



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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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