



Right Choice Estate Agents are delighted to offer to the market this well presented one bedroom apartment in the popular area of Hanworth. Benefiting from an entrance hallway, living/dining room, kitchen, double bedroom and bathroom. Additional features include allocated parking and a communal garden ideal for relaxing and entertaining.

Location: Hanworth is a well connected and family friendly neighbourhood offering green open spaces and excellent local amenities. With easy access to The Lexicon shopping centre, scenic parks, and superb transport links to Reading, London, and the M3/M4, Hanworth is ideal for commuters and families alike. Enjoy leisure centres, local shops, and a welcoming community atmosphere in this sought-after part of Bracknell.

Tenure: Leasehold: 139 years remaining

Service and maintenance charge: £792 per annum with no ground rent

Local Authority: Bracknell Forest, Council Tax Band B

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

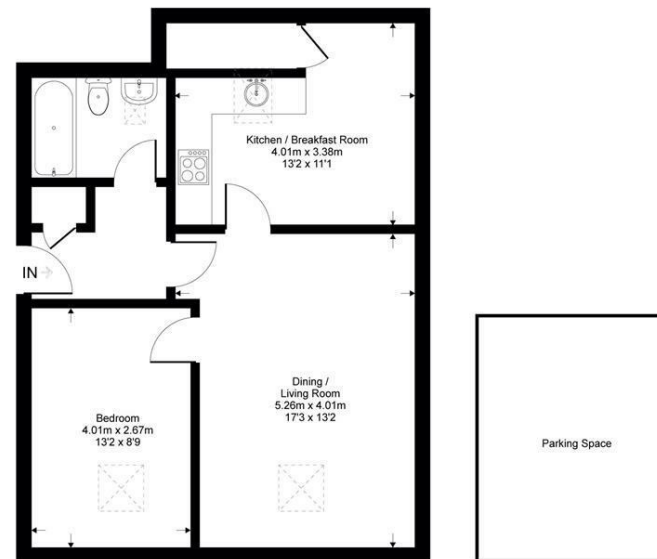




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Northcott

Approximate Gross Internal Area = 54.4 sq m / 586 sq ft



Second Floor = 54.4 sqm / 586 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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