



4, Aragon Court  
Bracknell  
Berkshire, RG12 7AS

**£190,000 Leasehold**





Offered to the market with no onward chain and having been recently fully refurbished to a high standard, a contemporary ground floor apartment convenient located within a short walk of the both the train station and the popular Lexicon shopping centre. A security controlled communal door allows access to the apartment block. The front door opens to the utility cupboard which houses the washing machine, you will then find a double bedroom, a stylish refitted shower room with automatic lighting and a open plan living/dining and kitchen. The modern contemporary kitchen with its dark units and solid wood worktops benefits form a breakfast bar which is great for dining or being set up as a workstation. Whilst being refurbished the owner also replaced the windows with uPVC double glazed units and upgraded the electric heaters.

- Fully refurbished in last 12 months to high specification
- Stylish modern kitchen with breakfast bar
- Replacement uPVC windows & upgraded electric heaters
- Short walk to station and Lexicon shopping centre
- Contemporary shower room with automatic lighting
- Extended lease

Outside there is ample parking and well-maintained communal gardens. Aragon Court is situated in a mixed residential area near the town centre, offering easy access to the A329(M), M4 and M3 motorways and Bracknell Railway Station and a range of nearby amenities, including The Lexicon shopping centre, GP surgeries, schools, and South Hill Park, ideal for leisure and recreation. This stylish home would make an ideal investment or first purchase.

Council Tax Band: B  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: C

Leasehold information  
 Term: 99 yrs from 31st March 2017  
 Years remaining: 91  
 Annual Service charge: c.£1,000  
 Annual Ground rent: c.£150.00

**\*\* Under the terms of the 1979 Estate Agents Act we are required to inform you that this property is owned by an employee of Michael Hardy Wokingham Ltd. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.**

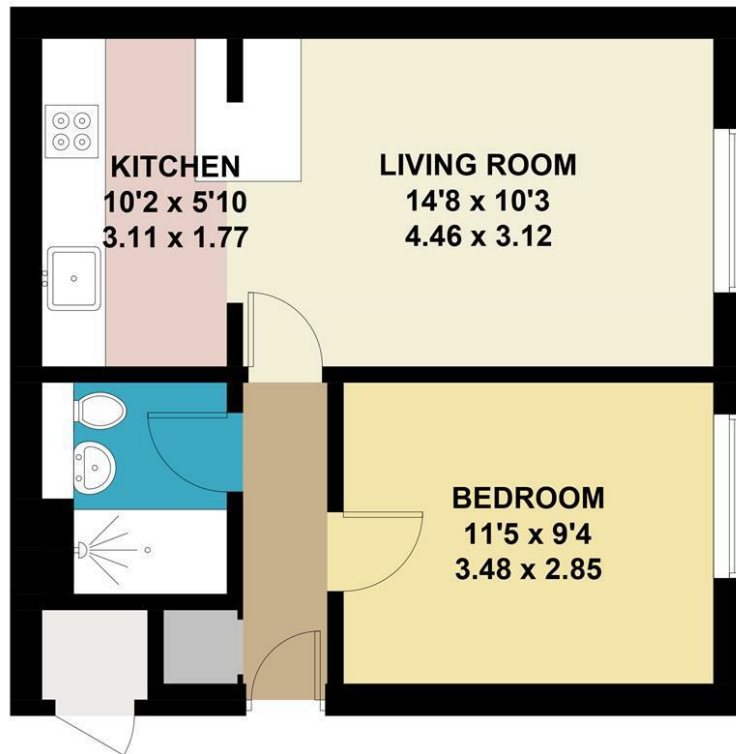






## Aragon Court, Bracknell

Approximate Gross Internal Area = 39.0 sq m / 420 sq ft  
(Including Outside Store)



### GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1096644)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. 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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