

Property ref: 140948



## Halifax, Bracknell, RG12 9FY

£1,850 PCM



Desirable Three/Four Bedroom Town House Situated In The Parks Development. Situated Over Three Floors Recently Refurbished Throughout To High Standard, Entrance Hall, Cloakroom, Bedroom Four/Study, Kitchen With Modern Fitted Appliances, Generous Dining Room With Patio Door To Extensive Decking Area And Storage Shed, First Floor L-Shaped Spacious Size Living Room With Juliet Balcony, Double Bedroom Three, Up To Second Floor Primary Bedroom With En-Suite Shower With Built In Wardrobe And Juliet Balcony, Through To Double Bedroom Two, Family Bathroom With Shower Above Bath. Decked Rear Garden And Storage Shed. Two Allocated Parking For Two Cars. Gas Central Heating. Council Tax Band E. EPC Rating C.

### Available Now

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

- Desirable Refurbishment Three/Four Bedroom Town House
- Spacious Kitchen/Dining Room With Access To Extensive Decking
- Primary Bedroom With Shower En-Suite And Juliet Balcony
- Generous Living Room On First Floor
- Two Allocated Parking Spaces
- Unfurnished

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Michael Hardy Estate Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Water Supply: Mains

Drainage Info: Mains

Electricity Supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants to go to the Ofcom website 'Broadband and Mobile Coverage Checker'





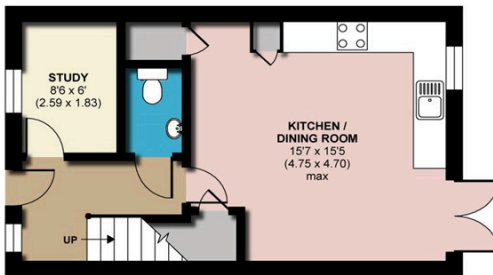
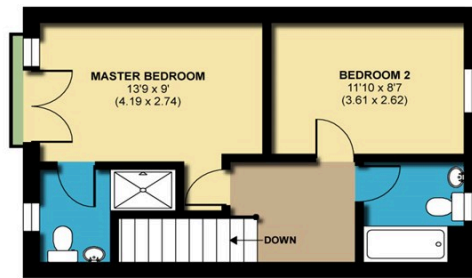
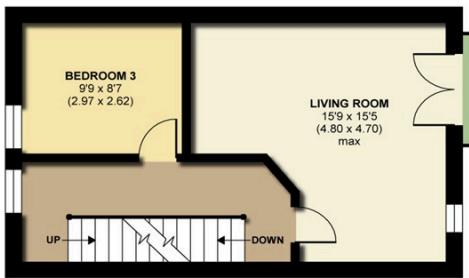


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>89</b>
69-80	<b>C</b>	<b>74</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Halifax Road, Bracknell

APPROX. GROSS INTERNAL FLOOR AREA 1212 SQ FT 112.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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