



RESIDENTS PARKING  
and no's 1 - 8  
VISITORS PARKING  
and no's 9 - 16

*Michael Hardy*  
**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

1, Broomfield, Binfield, Berkshire, RG42 4AQ

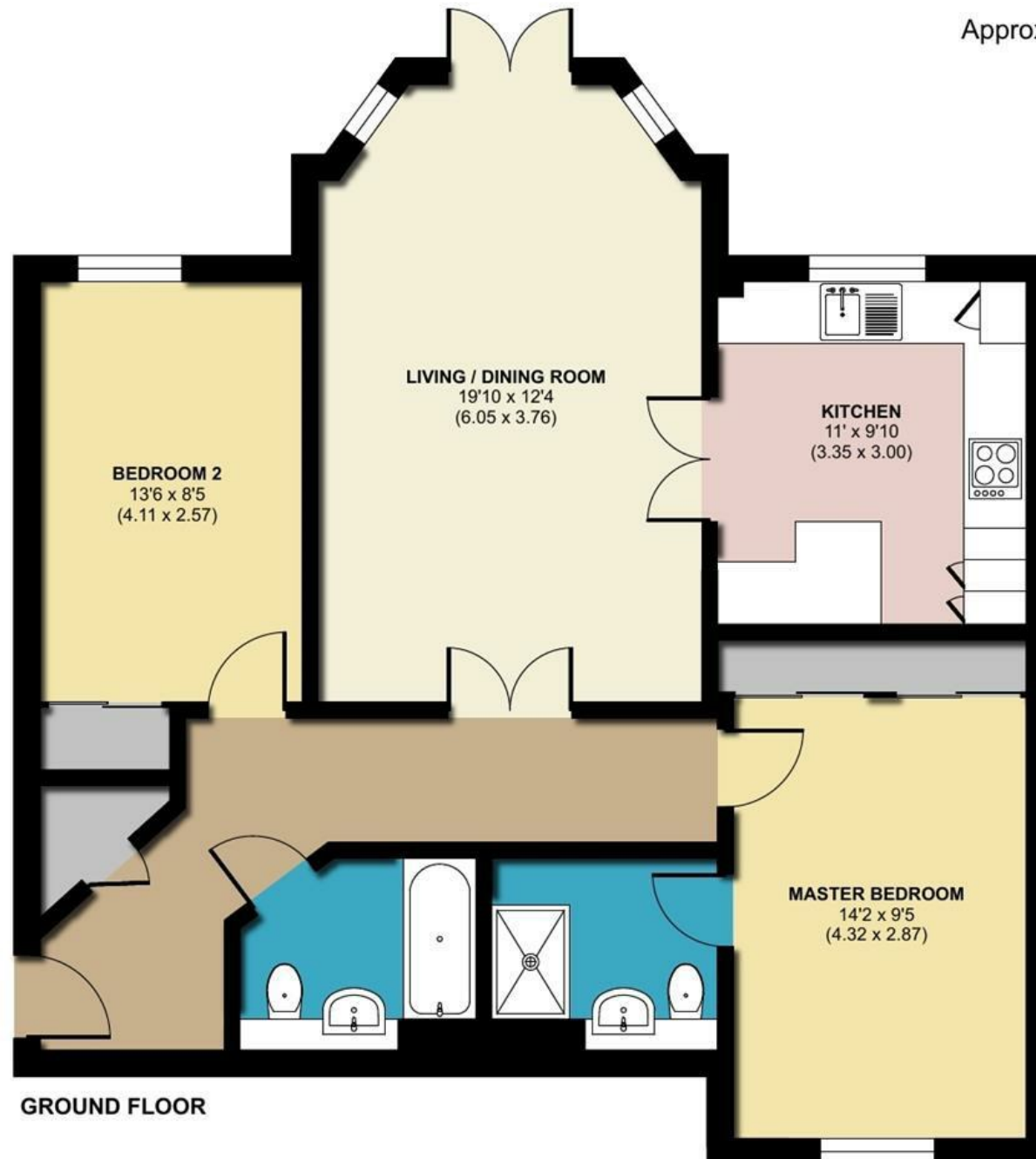
Guide Price £350,000  
Leasehold



# Broomfield, Binfield

Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale



GROUND FLOOR



This well presented two bedroom ground floor apartment is set in a desirable gated development built by highly regarded Millgate Homes. The versatile accommodation comprises spacious living room with french doors leading to the front, fully fitted kitchen with integrated appliances ,master bedroom with en suite shower room, bathroom and bedroom two which can be used as a dining room. There is one allocated parking space directly in front of the property.

- Offered with no onward chain
- Over 870 square feet of accommodation
- Spacious living room
- One allocated parking space
- Master bedroom with en suite
- Close to Binfield village

#### **Situation**

Broomfield is an exclusive development built by highly regarded Millgate Homes offering a variety of stylishly finished property ranging from apartments to townhouses set in a convenient location close to Binfield village and a short drive away from Bracknell town centres Lexicon shopping and leisure facilities along with the popular neighbouring town of Wokingham. There are excellent roads links via A329M and M4 motorway from the Coppid Beech roundabout nearby.

#### **Outside**

To the rear of the building there are well maintained communal gardens with lawns and well stocked shrub borders. There is one allocated parking space directly in front of the living room French doors. Leasehold Details: Years on Lease - 125 As of 1st January 2006 leaving 108 yrs. Annual maintenance charge - c.£2,044.64 / Annual ground rent - c.£250.00. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

D

#### **Local Authority**

Bracknell Forest Borough Council

#### **Directions**

Leave Wokingham on London Road go straight across the Coppid Beech Roundabout and continue along the London Road , proceed across two sets of traffic lights past the Travel Lodge on the right , Broomfield will be found on your left .





## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)



[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

## Crowthorne Sales

28 Dukes Ride,

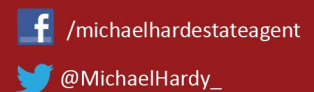
Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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