



27 Aston Grange Ralphs Ride, Bracknell, RG12 9LE
£270,000

 **HORLER**

27 Aston Grange Ralphs Ride, Bracknell, RG12 9LE

****LEASE EXTENSION UPON COMPLETION****

This modern 2 bedroom, 2 bathroom second floor apartment is located in the sought after development of Aston Grange and is within close proximity of the town centre. It is also within easy reach of Martins Heron train station, shops and the M3 and M4 motorways.

Internally the property offers a large living/dining room, well fitted kitchen with appliances, two double bedrooms both with fitted wardrobe/storage space, Ensuite to the Master bedroom and a family bathroom. The property further benefits from UPVC double glazing, communal gardens and an entry phone system.

Externally there is an allocated parking space for two vehicle and access to visitor parking.

For immediate viewings please call 01753 621234 today.



Entrance/Hallway

2nd top floor apartment with entry phone facility and into hall with access to all rooms and including airing cupboard.

Kitchen

With a range of eye and base level units with complementary work surface, fitted oven with ceramic hob and overhead extractor fan, integrated appliances, mid level power points, downlights and skylight window.

Living/Dining Room

With front aspect UPVC double glazed window, alcove for dining table and chairs, oak wood flooring, tv and power points.

Bathroom

With fitted bath and shower unit, low level wc, wall hung wash hand basin, tiled walls and floor, extractor fan and heated towel rail.

Bedroom 1/Ensuite

With front aspect UPVC double glazed window, fitted wardrobe, wall to wall carpet and power points; Ensuite with UPVC double glazed window, glass cubicle shower unit with tiled walls and floor, back to wall wc, wall hung wash hand basin with overhead mirror.

Bedroom 2

With front aspect UPVC double glazed window, fitted carpet, built in double wardrobe and power points.

Outside Area

Communal gardens laid mostly to lawn with a number of shrubs and mature bushes.

Front of Property

With two allocated brick paved parking space and visitor parking.

General Information

Lease Length: 81 Years remaining (with lease extension upon completion)

Service Charge: Approx. £90 PCM

Ground Rent: £400 PA (Peppercorn ground rent when lease extended)

Council Tax Band 'C'

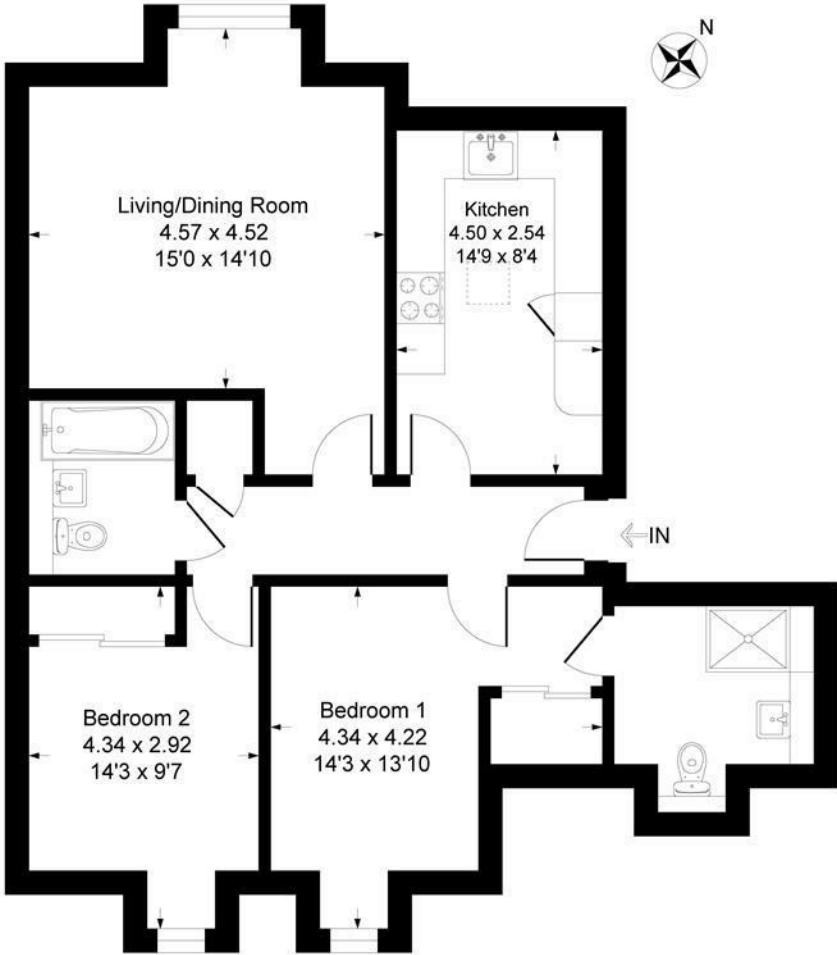
Legal Note

***Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract**.



Aston Grange RG12

Approximate Gross Internal Floor Area = 77.0 sq m / 829 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing