



23 Gray Place Wokingham Road, Bracknell, RG42 1QA
£275,000

 **HORLER**

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Nestled on Wokingham Road in the heart of Bracknell, this charming two-bedroom first floor apartment is a delightful find, offered to the market with no onward chain. Recently refurbished, the property boasts a modern and stylish interior, making it an ideal choice for both first-time buyers and those looking to downsize.



Upon entering, you are welcomed into a spacious reception room that seamlessly flows into a contemporary open-plan living and dining area. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen features modern fittings and ample storage, catering to all your culinary needs.

The property comprises two generously sized double bedrooms, with the principal room benefiting from an ensuite bathroom, providing a private retreat for relaxation. The second bedroom is equally spacious, making it suitable for guests, a home office, or a growing family.

Additionally, this home comes with the convenience of an allocated parking space, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to a variety of local amenities, excellent transport links, and reputable schools, ensuring that everything you need is just a stone's throw away.

In summary, this beautifully presented house on Wokingham Road offers a perfect blend of modern living and convenience, making it a must-see for anyone seeking a new home in Bracknell.

General Information:

Tenure: Leasehold

Lease Length Remaining: 128 years (150 years from 1st August 2003)

Service Charge: £1,785 per annum

Ground Rent: £250

Council Tax banding: C

Legal Note:

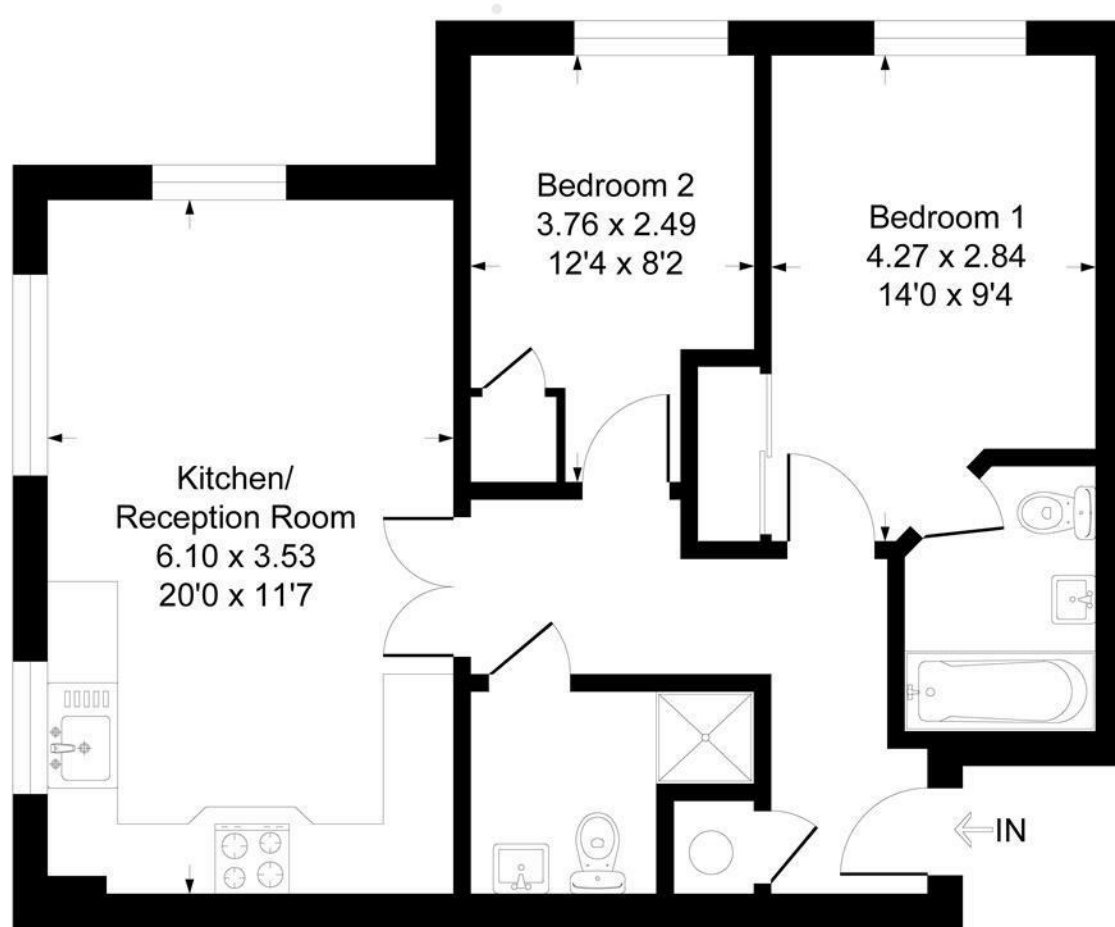
****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.****





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Approximate Gross Internal Floor Area = 60.90 sq m / 656 sq ft



First Floor

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