



**sears**  
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2 Bedrooms Apartment  
Kelvin Gate Bracknell Berkshire  
RG12 2TN

Price £1,050 pcm

To Let



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**\*\* TOWN CENTRE \*\*** A spacious two bedroom fourth floor apartment in the popular and conveniently located Kelvin Gate development. The property is only a short walk to the town centre and mainline train station. The property is available from the 10th July on an unfurnished basis.

*helping you get a move on!*

## about the property...

**\*\* TOWN CENTRE \*\*** A spacious two bedroom fourth floor apartment in the popular and conveniently located Kelvin Gate development. The property has lift access, entrance hall, modern fitted kitchen with appliances, spacious living/dining room with balcony, master bedroom with en-suite and access to the balcony, further double bedroom with access to the balcony and a family bathroom. Further benefits include allocated parking in an underground parking. The property is available from the 10th July on an unfurnished basis.

### Entrance Hall -

Doors to all rooms, wood effect flooring.

### Living Room - 13'4" (4.06m) x 12'9" (3.89m)

Front elevation double glazed window, door leading to balcony, TV point, BT point, wood effect flooring, electric heater.

### Kitchen - 7'6" (2.29m) x 7'6" (2.29m)

A range of eye and base level units with rolled edge work surfaces, integrated oven and hob with extractor hood over, one and a half stainless steel sink and drainer with mixer tap, integrated washing machine, part tiled walls, wood effect flooring.

### Master Bedroom - 27'5" (8.36m) x 9'1" (2.77m)

Front elevation double glazed window with patio door leading to balcony, electric heater. door to en-suite.

### En-Suite -

Low level WC, vanity unit with mixer tap over, shower cubicle, part tiled walls, vinyl flooring

### Bedroom Two - 18'0" (5.49m) x 13'5" (4.09m)

Front elevation double glazed window, door to balcony, electric heater.

### Bathroom -

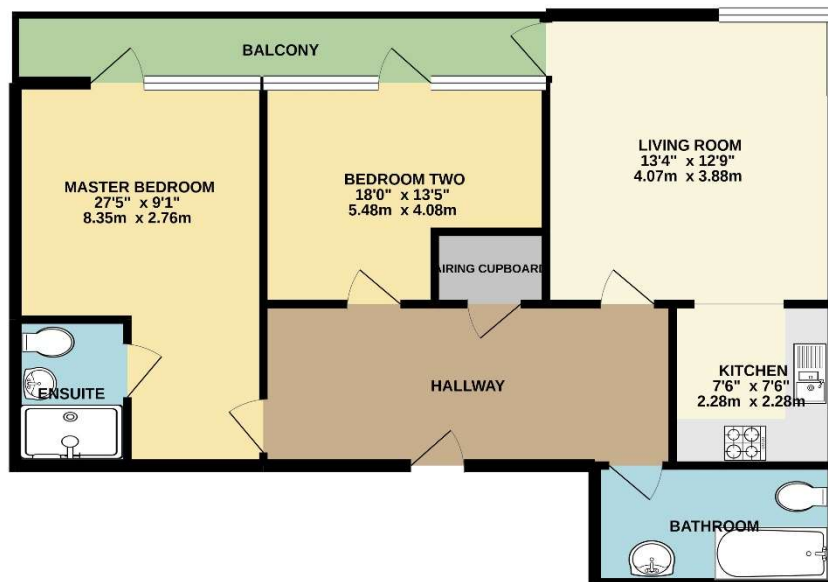
Low level WC, vanity unit with mixer tap, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, vinyl flooring.

### Outside -

Communal garden including children`s play area.

### Parking -

There is one allocated parking space located in the underground car park.



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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