

1 Las Palomas, Albert Road, Bracknell



Very close (a short walk) to Bracknell Town Centre and railway station.

For family occupation or suitable as an investment.

Also suitable for commercial use (the adjoining property is occupied by Bracknell Chiropractic Clinic)

Excellent broadband speeds available for upload and download

3 bedrooms, shower room with WC approached from half landing, entrance hall, sitting room with bay window, separate dining room, kitchen, utility room, cloakroom. Gas fired central heating, radiators throughout, driveway parking, 70ft private rear garden.

FOR SALE BY AUCTION – To be advised (unless sold beforehand)

The Solicitors: WLS Solicitors, 5 London Road, Twyford RG10 9EH
Contact: Nusrat Baig Telephone: 01684 216777
Email: Nusrat.baig@wlssolicitors.co.uk

1 Las Palomas, Albert Road, Bracknell RG42 2AE

DESCRIPTION / LOCATION: Very close to the centre of Bracknell, including access via a pedestrian underpass close by. Suitable for a family or perhaps as an investment. There is a very good demand for rented property so close to Bracknell Town Centre, especially perhaps a house rather than a flat.

Also suitable for a commercial occupier.

Bracknell is a thriving commercial centre at the heart of the Thames Valley. Part of the Town Centre has undergone regeneration in recent years and now offers an exciting and vibrant environment. The nearby railway station is on the Reading to Waterloo Line with the service to London taking about 60 minutes. There are good motorway links with the M4 (Junction 10) about 10 minutes' drive and the M3 (Junction 3) accessible to the south of Bracknell at Bagshot.

The accommodation comprises of:

On the First Floor

Bedroom 1	12'10 x 11'
Bedroom 2	12'2 x 10' into bay
Bedroom 3	11'10 x 10'
Shower Room	with shower cubicle, wash hand basin and WC (approached from the half landing)
Landing	with access to roof space, airing cupboard

On the Ground Floor

Entrance Hall	under stairs cupboard
Sitting Room	12'10 extending to 15'9 into bay window x 11'
Dining Room	12'2 x 9'10 extending into fireplace
Kitchen	11'8 x 10' with good range of wall mounted and base units and including stainless steel sink unit, integrated electric oven with hob above
Utility Room	with door to rear garden
Cloakroom	with WC

Outside

Driveway with tandem parking for 2 cars. Formerly there was a garage in the back garden although this has been demolished.

Gardens Attractive front garden, low retaining brick wall with pillars and inset iron work. Mainly laid to lawn with pathway to front door and driveway. The rear garden has been laid out for ease of maintenance and includes a shingled area adjoining the house, a raised patio area, some lawn and mature trees.

Services Mains water, gas, electricity and drainage are connected.

Council Tax Band D

EPC Band D62 with the potential for B85

Broadband Highest available download speed, Ultrafast 1000 mbps.
Highest available upload speed, Ultrafast 1000 mbps.

Local Authority The property is within the administration area of Bracknell Forest Council, Time Square, Market Street, Bracknell RG12 1JD. Tel: 01344 351400

Tenure Freehold with vacant possession upon completion.

Viewing By appointment with the Owner's Sole Agents and Auctioneers,
Martin & Pole, Wokingham, Tel: 0118 978 0777, Email: wokingham@martinpole.co.uk
DCA Fo 36936 June 2024

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid, please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £750 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details.

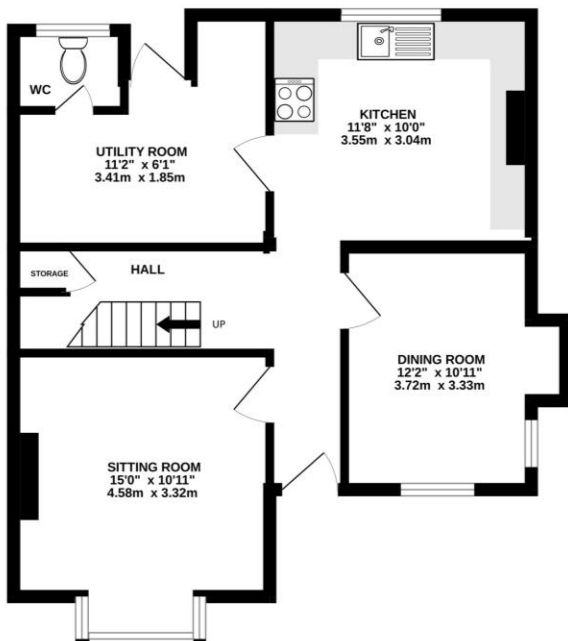
We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

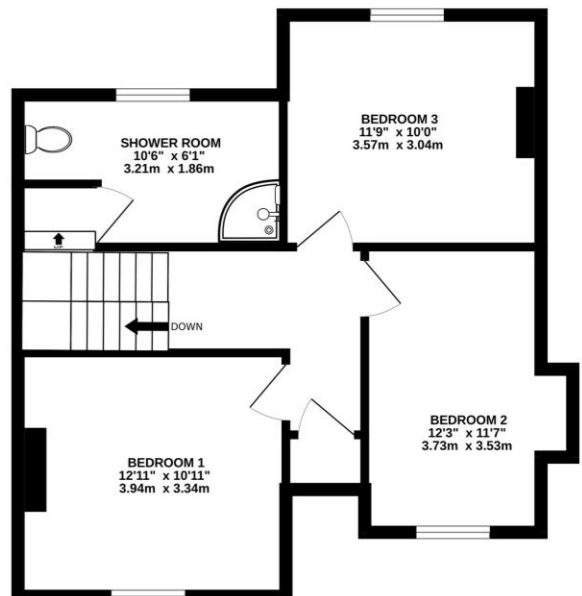
The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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 27 Broad Street
 Wokingham
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 T: 0118 978 0777
 w@martinpole.co.uk

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Associated Office:
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 Silverdale Road
 Earley Reading RG6 7NZ
 T: 0118 926 4422
 e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2024

Buyer:

Address:

Postcode:

Buyer's Solicitor: Contact:.....

Address:

Postcode:

Purchase Price £

Deposit £

Balance £

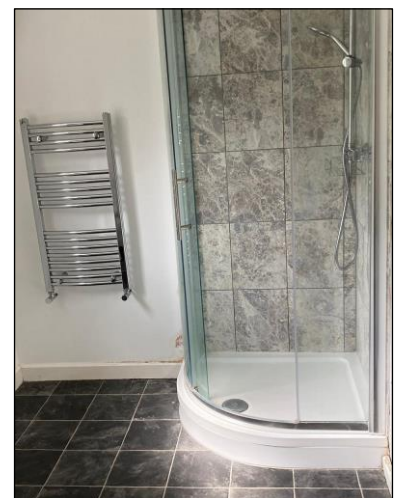
The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller



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