



1 Broome Court; Bracknell, RG12 7AB

£240,000



2



1



1



3



£240,000

# 1 Broome Court

Bracknell, RG12 7AB

- Two bedroom ground floor apartment
- Bright living room with defined dining area
- Lovely contemporary bathroom
- Well-kept communal gardens
- Walking distance to town centre and train station
- Beautifully presented throughout
- Modern fitted kitchen
- Versatile second bedroom / home office
- Residents' parking
- Excellent access to A329M and M4

Set within the peaceful Broome Court development, this beautifully presented two bedroom ground floor apartment offers a warm, modern living space just moments from Bracknell town centre and the mainline station. The property has been thoughtfully maintained throughout, with each room feeling inviting, stylish and ready to move straight into.

The living room is bright and welcoming, with a comfortable layout that easily zones for relaxing and dining. Soft natural light, clean décor create a homely atmosphere that instantly feels settled. The adjoining dining area offers a practical everyday space, and contemporary lighting.

The separate kitchen is smartly finished with modern cabinetry, tiled splashbacks and good worktop space, ideal for everyday cooking. The bathroom continues the same clean, modern feel with neutral tiling and a well-kept suite.

Both bedrooms are well-proportioned, with the main bedroom offering a calm, restful setting. The second bedroom is currently arranged as a home office and gaming space, demonstrating the versatility of the layout for remote working or guest accommodation.

Outside, the development is surrounded by well-maintained communal gardens with mature trees and green open spaces, creating a peaceful setting. Residents' parking is available, adding convenience for commuters and visitors.

With its combination of location, presentation and lifestyle appeal, this is a standout apartment in a popular area. Early viewings are strongly recommended.



## Entrance Hall

## Lounge/Diner

24'3x10'11 (7.39mx3.33m)

## Kitchen

7'8x6'5 (2.34mx1.96m)

## Bedroom One

9'2x9'1 (2.79mx2.77m)

## Bedroom Two

9x6'9 (2.74mx2.06m)

## Bathroom

## Outside

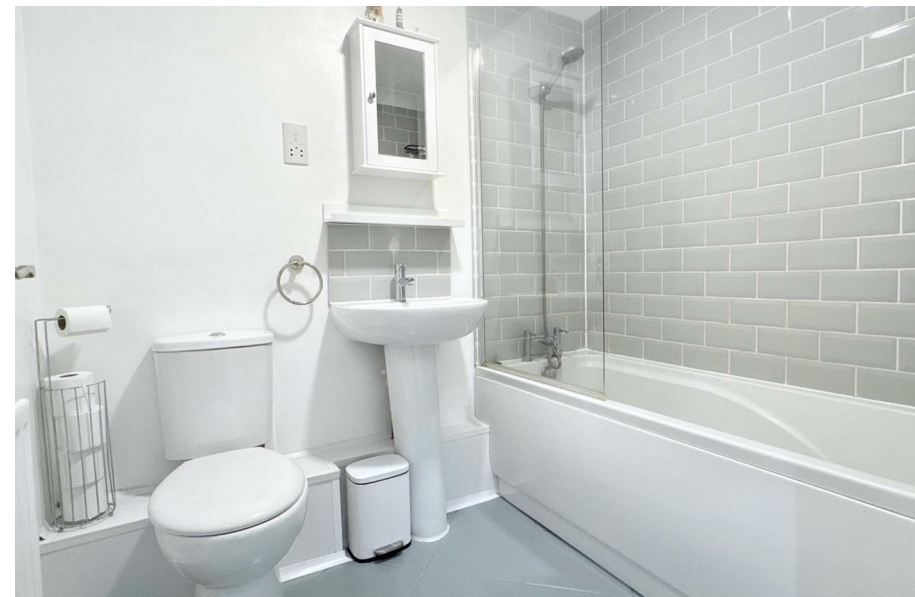
The apartment sits within the well-kept Broome Court development, surrounded by mature trees, green open spaces and neatly maintained communal gardens. A peaceful setting with residents' parking and easy pedestrian access to the town centre and station, it offers a calm, convenient base in a popular Bracknell location.





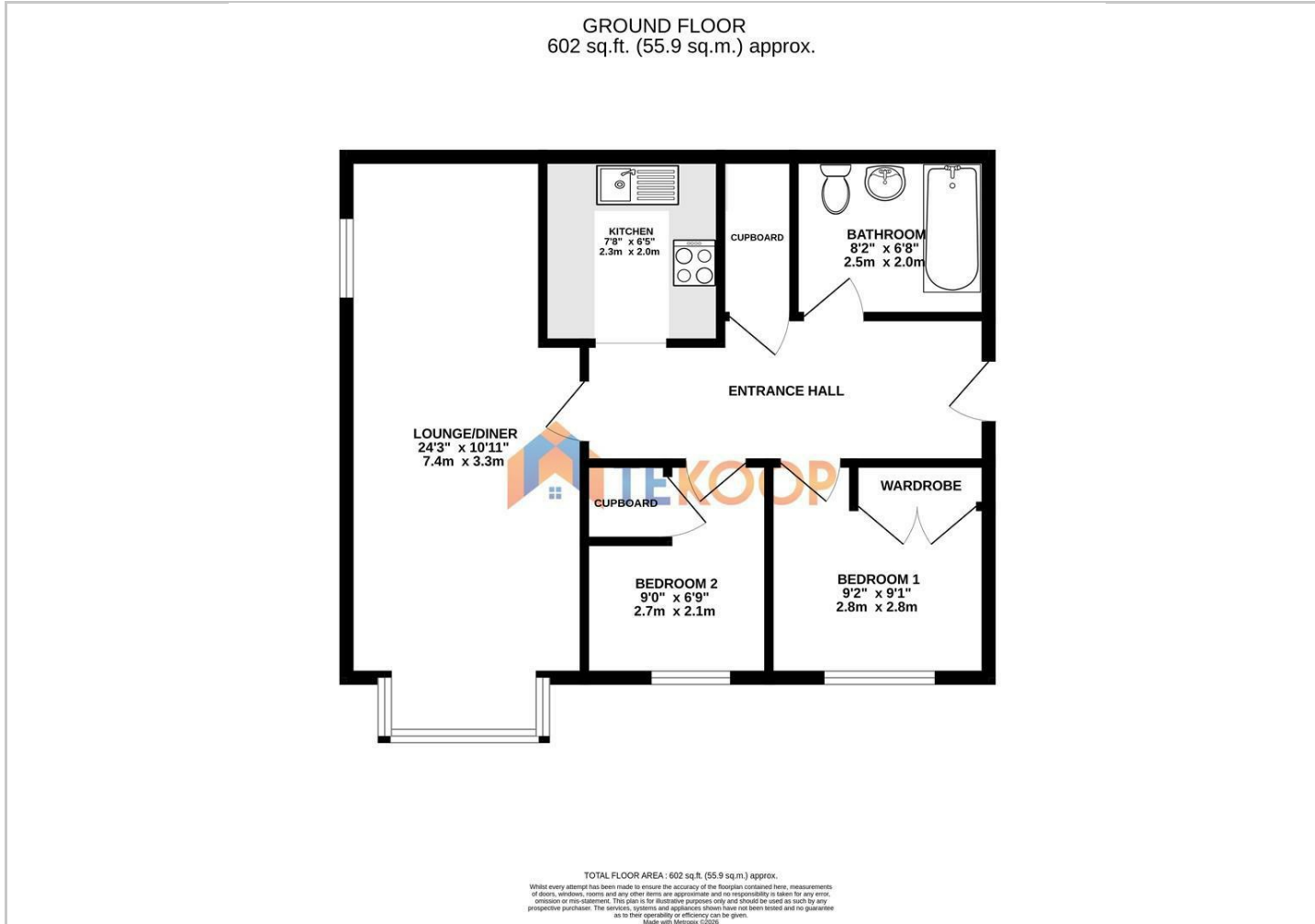
## Directions

Try "WHAT3WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///desks.noble.them](http://desks.noble.them)





## Floor Plans



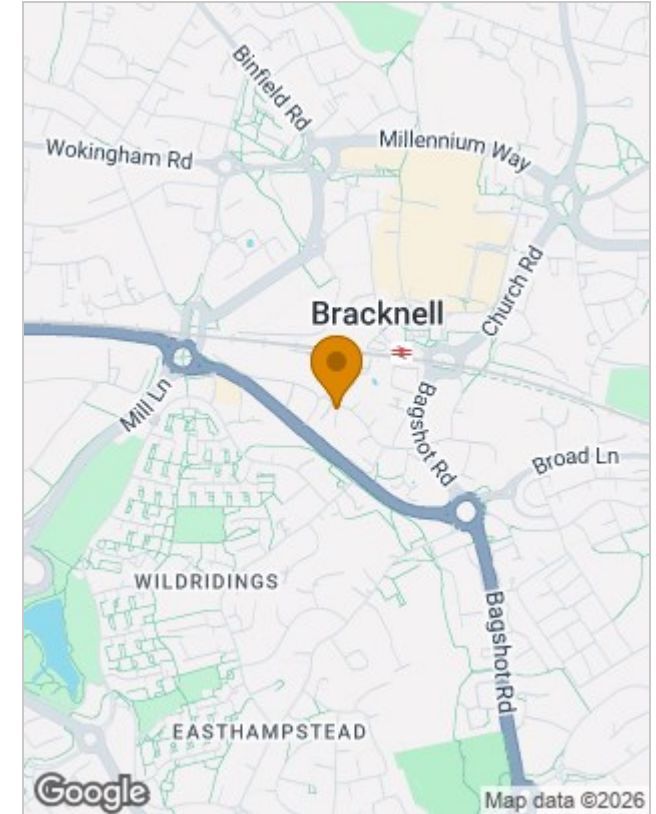
## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	