



**Online Auction**  
Thursday 11<sup>th</sup> June 2026

Flat 31 Circa, The Ring,  
Bracknell, Berkshire, RG12 1GQ

**SW**  
Sanderson  
Weatherall



Well presented long leasehold first floor purpose built one bedroom flat - Vacant possession.

Guide Price: £155,000 +

Bidder security deposit: £3,500

Start time: 10.00am

### Property Summary

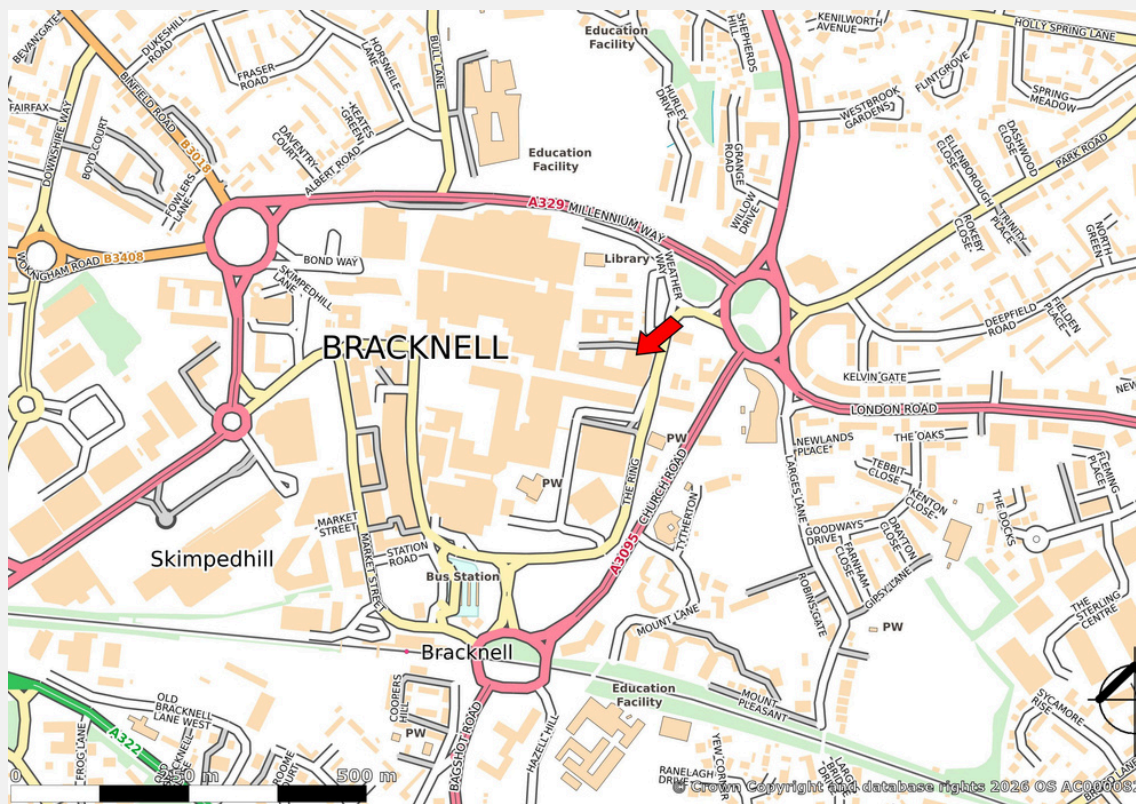
- Well presented long leasehold first floor purpose built flat
- Bedroom, reception room / modern fitted kitchen, bathroom/wc, underground parking space
- Secure & modern development
- Conveniently located adjacent to The Lexicon Shopping Centre
- Close to transport facilities
- Vacant possession



### Location

Bracknell is located 13 miles east of Reading, 37 miles west of Central London. Located adjacent to The Lexicon Shopping centre, the apartment benefits from excellent transport links. Bracknell railway (South Western network) is just 10 minutes walking distance away. The M4 & M3 motorways are also within close proximity. The Lexicon Shopping Centre is close by with a selection of cafés, restaurants, and multiple shops. Recreational facilities can be found at Lily Hill Park.

The property is situated on the west side of The Ring, opposite the junction with Grenville Place.



### Description

The property comprises a well presented first floor one bedroom flat of approximately 38 sq m (404 sq ft) forming part of a secure modern purpose built four storey building of brick construction.

## Accommodation

### First Floor

Bedroom, reception room / modern fitted kitchen, bathroom/wc

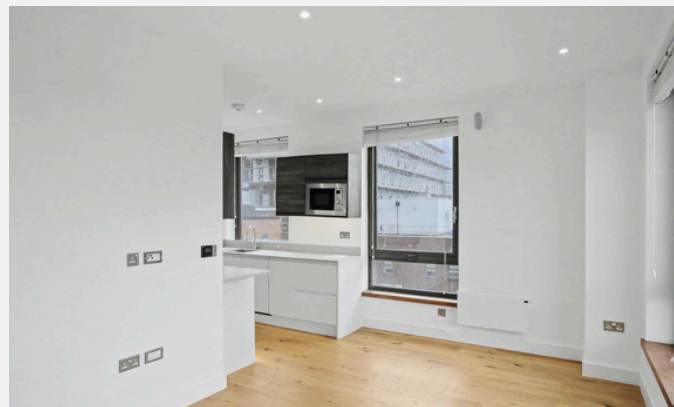
### Outside

Underground parking space

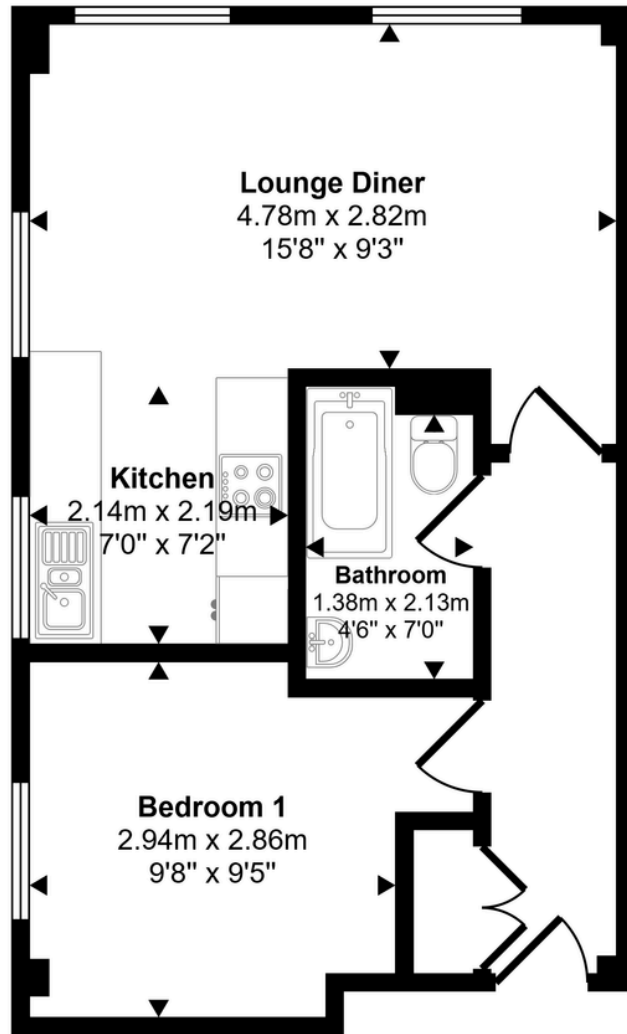
The property benefits from central heating (not tested) and double glazing

### Lease

Held on a lease for a term of 130 years from 01/01/2019 at a ground rent of £200 per annum (increasing by £100 every 25 years).



Approx Gross Internal Area  
38 sq m / 404 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Sanderson  
Weatherall

**Guide Price**

£155,000 +

**Tenure**

Leasehold

**EPC**

Rating D

**Council Tax**

Band B

**VAT**

VAT is not applicable to this lot

Contact: 020 7851 2100

Website: [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)

**Legal documentation**

Interested parties should read the legal pack for further information at [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk) to download the pack.

**Seller's Solicitor**

Michelmores LLP

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