

Property ref: 140595



Simmonds Close, Binfield, RG42 1FL

£995 PCM



A one bedroom second floor flat situated with easy access to Bracknell, Wokingham, A329M, M4 and Reading town center. Benefitting from an entrance hall, double bedroom with built-in wardrobe, lounge/dining room, kitchen with appliances, bathroom. Off road parking. Bracknell Forest Council Tax band B. EPC band D. Unfurnished.

Available 27/04/2026

- One bedroom flat
- Modern bathroom
- Off road parking
- 1.2 miles to Bracknell town centre
- Unfurnished
- EPC Rating D

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
 Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk www.michael-hardy.co.uk

Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Heating Type : Electric

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: N/A

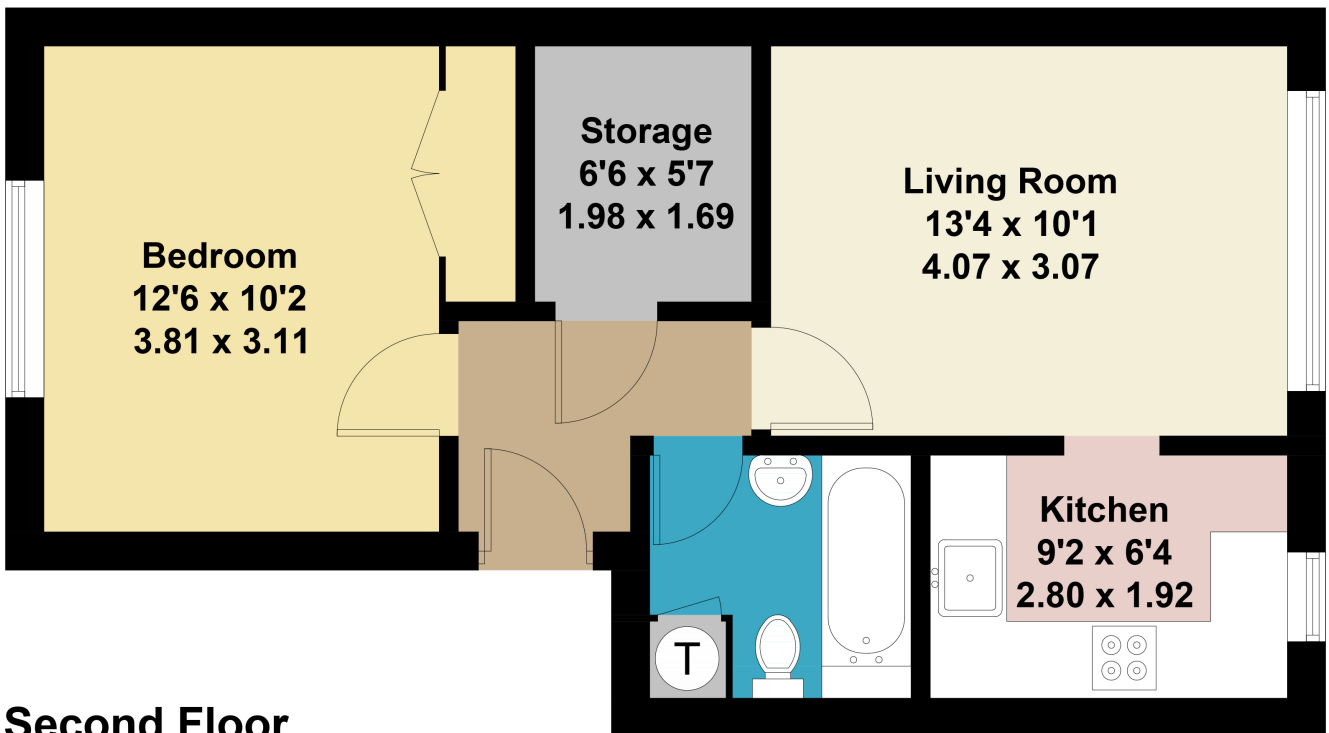
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





Simmonds Close, Binfield

Approximate Gross Internal Area = 470 sq ft / 43.7 sq m



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID718700)