

MARTIN&CO

FOR SALE



Ladybank, Bracknell

1 Bedroom, 1 Bathroom, Flat

£175,000



Presented to the market with no onward chain is this spacious, light and airy, top floor apartment, ideal for first time buyers or investors alike. The property is approximately a 5 minute walk to ALDI supermarket, approximately 10 minutes to Birch Hill GP Surgery and about a 12 minute walk from a large Sainsbury's. A convenient bus is located practically on the doorstep and Birch Hill Primary school and South Lake are just a short walk away.

The property has been newly repainted throughout, ready for the new owners to move in. The reception room features dual aspect views and a Juliet balcony. The majority of windows in this property are South West, ensuring the property gets excellent natural lighting throughout. The separate kitchen is fitted with gas hob, plenty of storage cupboards, and fridge freezers under the counter.

The bedroom is a generously sized double, and large enough for extra furniture. The half-tiled bathroom contains a three-piece suite with shower over bath.

The property offers a lot of storage space with two large closets in the hallways, and the added benefit of a private garage in a detached block.

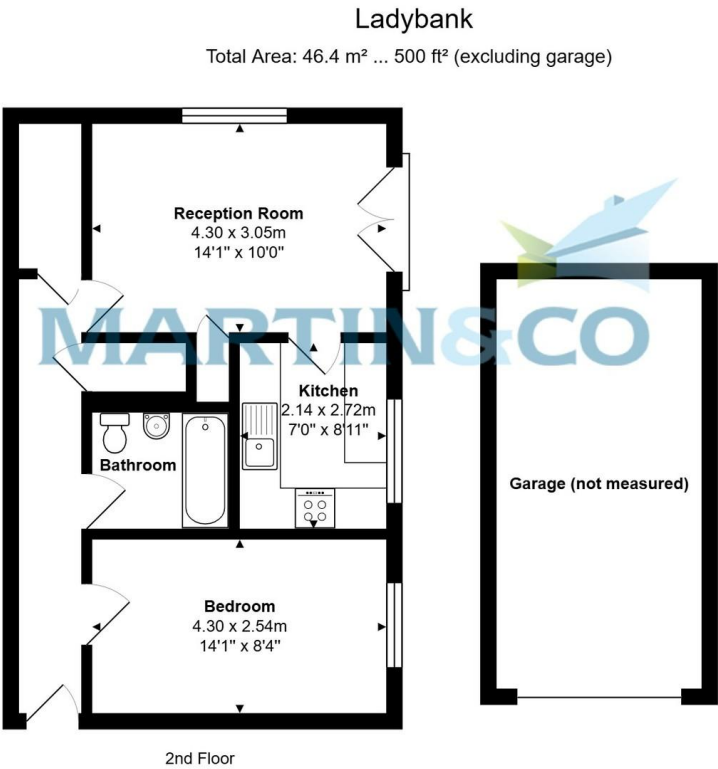
All in all a wonderful choice for buyer wanting to get on the property ladder or potential landlords. Call now to book your viewing.

Tenure - Leasehold
Lease Length - 125 years from December 2000 - 99 year remaining
Service Charge - £94.95 per month
Ground Rent - £10 per year

Council Tax band B

References to the Tenure of a Property and additional costs are based on information supplied by the Seller. A Buyer is advised to obtain verification from their Solicitor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

