

Flat 26, Beechcroft Court Crowthorne Road, Bracknell

Auction Guide Price £135,000

Flat 26

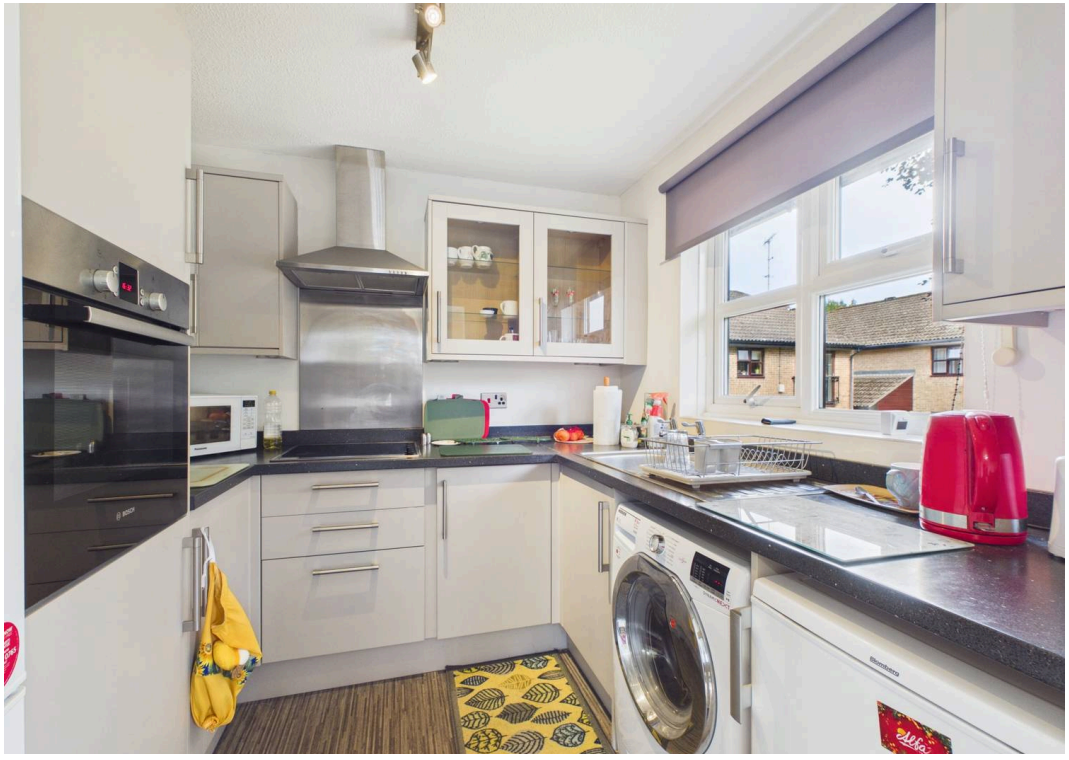
Beechcroft Court Crowthorne Road, Bracknell

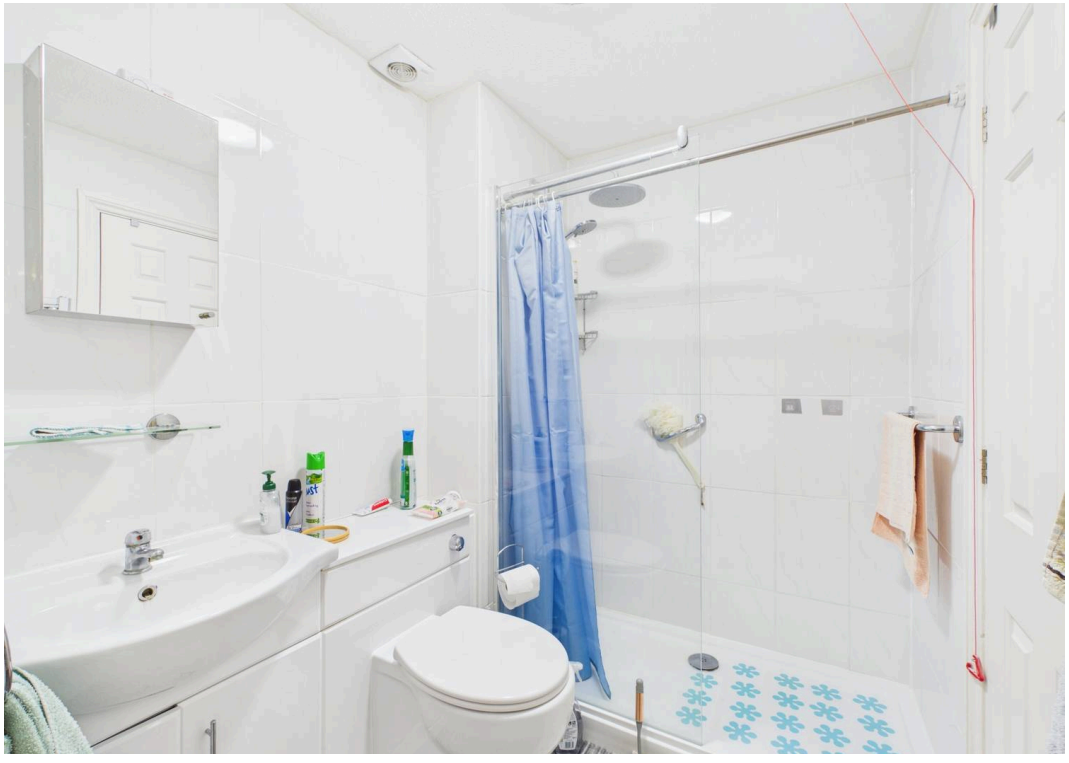
This well-presented two bedroom first floor maisonette is situated within a sought-after over 60's retirement development, offering a comfortable and secure environment tailored to independent living. The property opens with a welcoming hallway that provides access to all principal rooms, creating a practical and inviting flow throughout the home. The spacious living room benefits from double doors that overlook the communal grounds, allowing for an abundance of natural light and a pleasant aspect, while offering a tranquil setting for relaxation or entertaining guests. The modern fitted kitchen is thoughtfully designed with ample storage and workspace, making meal preparation both convenient and enjoyable. The main bedroom is generously sized and features neutral décor, providing a peaceful retreat at the end of the day. The second bedroom offers versatility, serving equally well as a guest room, home office, or formal dining room, depending on your needs. A contemporary shower room, complete with easy-access fittings and tasteful finishes, adds further convenience and comfort. The property is finished to a high standard throughout, with quality flooring and fixtures, ensuring it is ready for immediate occupation. Residents of this retirement development enjoy the additional benefit of a supportive community atmosphere, with on-site management and emergency assistance systems in place for peace of mind.

Council Tax band: C
Tenure: Leasehold
EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating:

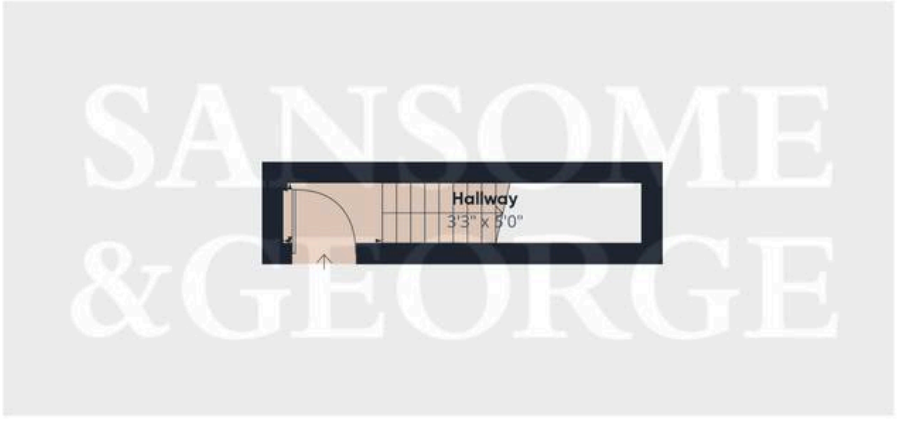












Floor 0



Floor 1

N E W S

sansome & george

Approximate total area(1)

693 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments: In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.