



9 Abbey Place, Bracknell, RG42 6AZ

£299,995

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# 9 Abbey Place

Bracknell, RG42 6AZ

- 2 bedroom Millgate apartment
- 1 parking space
- Village setting
- 2 bathrooms
- Visitor parking
- Immaculate condition

An impressive two bedroom first floor apartment including allocated parking within the exclusive sought after development named Abbey Place, Newell Green, Warfield, Berkshire.

Abbey Place consist of 18 Cottages and Apartments, set in a beautiful surroundings and created by award winning Millgate Homes.

9 Abbey Place is presented in excellent condition throughout with a spacious double aspect lounge dining room, fitted kitchen with all integrated appliances, gas hob, electric under oven, integrated fridge freezer, integrated dishwasher, washing machine, granite work surfaces and tiled flooring.

The main bedroom has an en suite shower room with built in wardrobe. Bedroom two is a good size and has built in wardrobes and has used of the family bathroom. Well kept communal grounds surround the property. 9 abbey place has one allocated parking space plus visitors parking.

Abbey Place is located in the village of Newell Green opposite Warfield Cricket pitch and is walking distance to a number of local restaurants/public houses with very close links to both local amenities (including Tesco supermarket) and transport hubs including Maidenhead and Bracknell railway stations.

Leasehold property 125 years from 1st January 2005  
Annual Ground Rent £200.00 per annum  
Service Charges £878.00 half yearly in total £1756.00





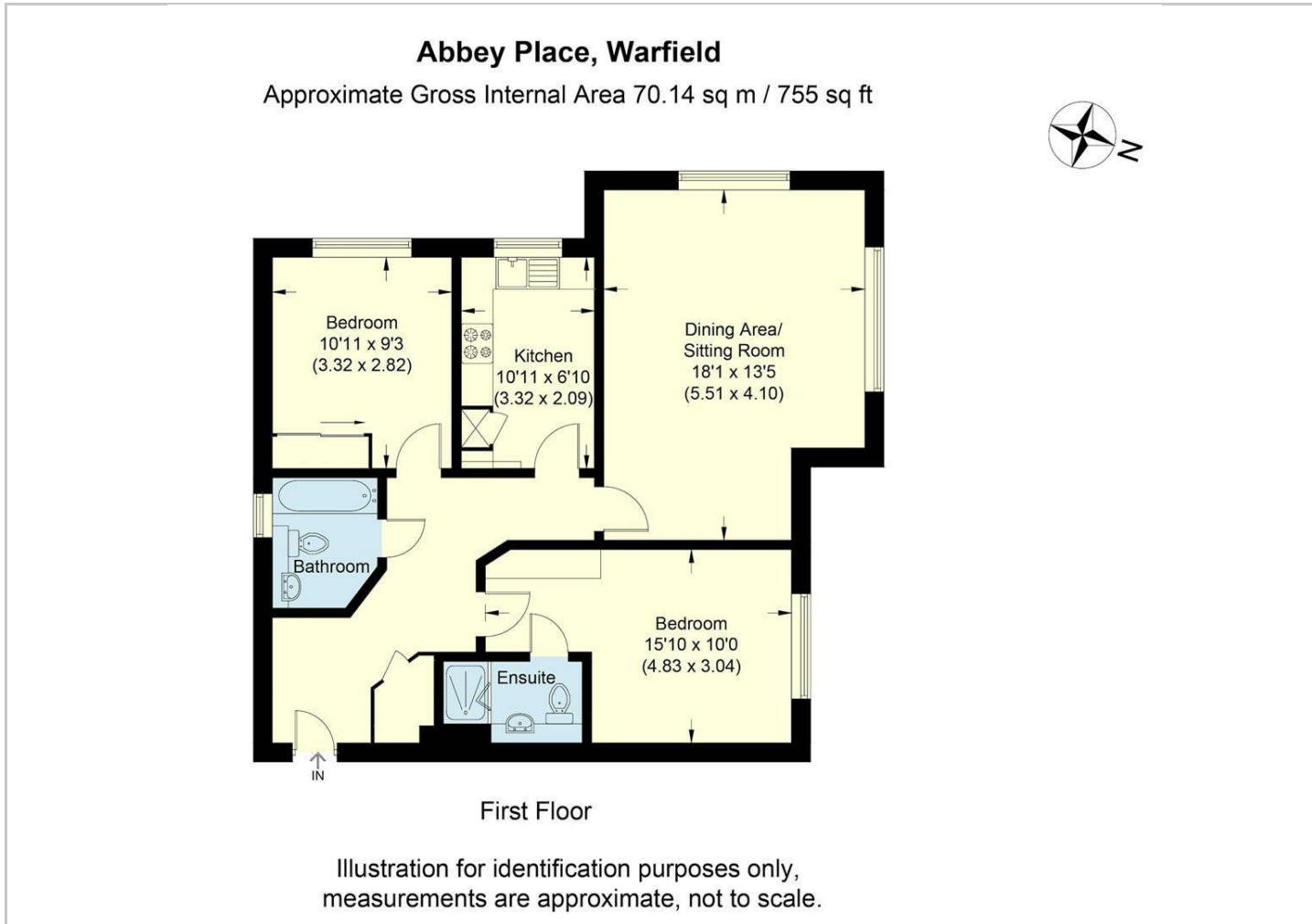
**Directions**





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## Floor Plans



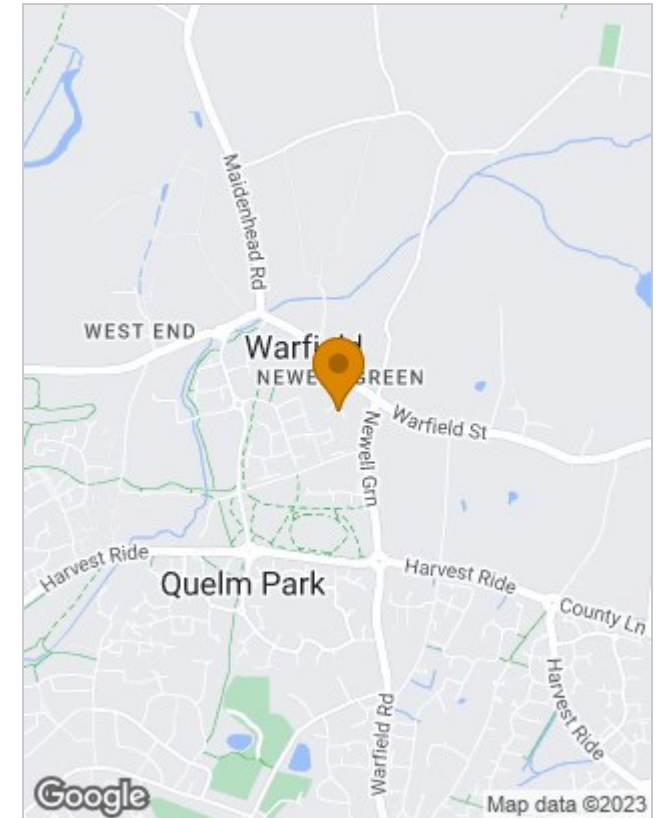
## Viewing

Please contact our Fisher & Partners Ltd Office on 01344 948866 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

