



20, Boole Heights,
Bracknell,
Berkshire, RG12 7GG

£210,000 Leasehold



A well presented, second floor apartment located in a popular location, close to local amenities. Sold with no onward chain, an internal inspection is definitely recommended. The generous sized accommodation includes kitchen, a lounge with far reaching views, a family bathroom and two bedrooms, the master with en-suite.

- No onward chain
- 2 bedrooms and 2 bathrooms
- Modern kitchen and double glazed windows
- Well presented second floor apartment
- Lounge with far reaching views
- End of cul-de-sac position, close to amenities

Outside are well kept communal gardens with unallocated communal parking.

Boole Heights is just a short distance from local amenities with easy access to both the M3 and M4 motorways and Bracknell train station. The neighbouring areas of Wokingham and Crowthorne are only short distance away and nearby noteworthy landmarks include Coral Reef Waterworld, Bracknell Sports Centre and the 'Look Out' discovery centre which is set alongside 2,500 acres of Crown Estate woodland.

Council Tax Band: C
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Leasehold information
Term: 125 yrs from 1st January 2002
Years remaining: 100 yrs
Annual Service charge: c.£1485
Annual Ground rent: c.£125 Next review date: 01/01/2027
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

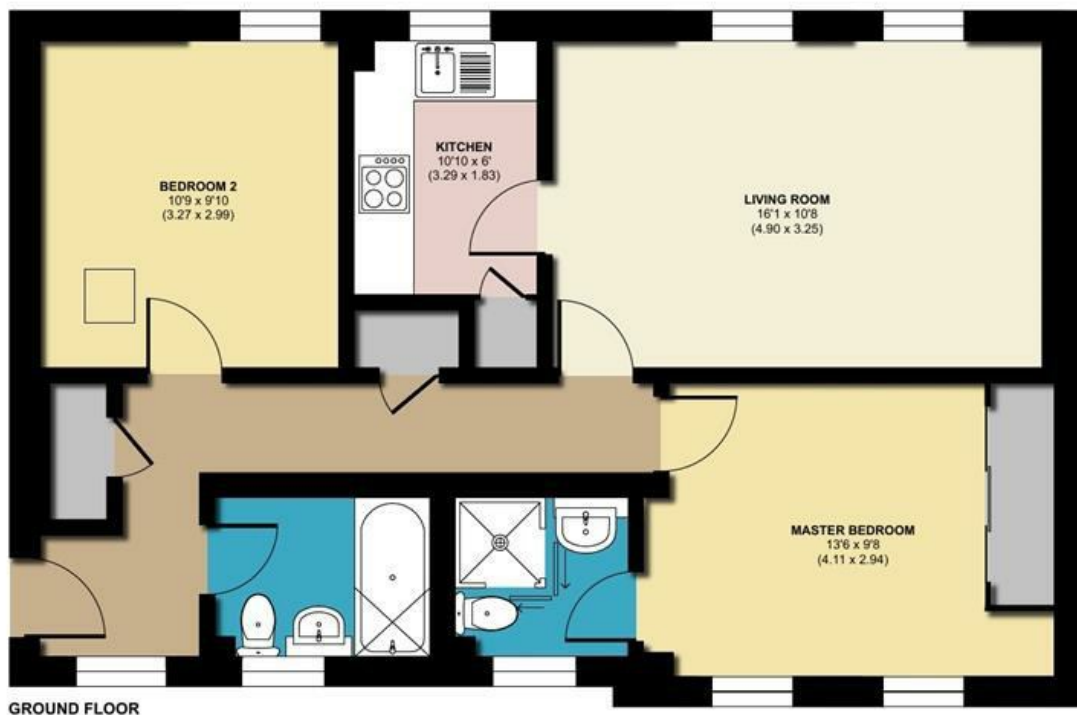




Boole Heights, Bracknell

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Michael Hardy, REF: 1484626

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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