



7, Courtney Place, Terrace Road South
Binfield
Bracknell, RG42 4DP

£465,000 Leasehold



This well presented three bedroom ground floor apartment is situated in a desirable development. The spacious accommodation comprises entrance hall with storage, an impressive dual aspect living room with French doors leading to a courtyard patio with private landscaped communal grounds. There is a fitted kitchen/diner with ample space for a table. There is a generous master bedroom with en suite shower room and fitted wardrobes and a four-piece family bathroom.

- Over 1150 sq ft of living
- Master bedroom with en suite shower
- Walking distance to shops
- Spacious living room leading to patio
- Fitted kitchen/diner
- Pets are not permitted in the apartments

Outside, there are well-maintained communal gardens laid to lawn, wrapping around the sides and rear of the building. At the front, there is both allocated and visitor parking, all set behind gates. Unfortunately, pets are not permitted in the apartments.

Courtney Place is situated in the centre of Binfield village close to local amenities and schools. Within a short walk of the property you'll find a variety of shops, bars and restaurants and parkland. Binfield is ideally located for easy access to both the M40 motorway and the A329. Bracknell mainline train station is a short drive away, where trains to the north and south can be accessed via Reading. There are regular local buses into Bracknell.

Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: E

Leasehold information
Term: 125 yrs from 1st August 2000
Years remaining: 100
Annual Service charge: £2,469.34
Annual Ground rent: £100.00
Ground Rent Review: The ground rent is reviewed every 25 years. The next review is due on 1st August 2025, at which point the ground rent will increase to £200.00 per annum. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





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Approximate Area = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1281047

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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