



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
- Quiet setting
- Spacious living room leading to patio
- Fitted kitchen/diner
- Walking distance to shops

Outside there are well-maintained communal gardens laid to lawn which wrap around the sides and rear of the building with allocated and visitor parking at the front all set behind with gates at the front.

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.









## Courtney Place, Terrace Road South, Binfield

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

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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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