



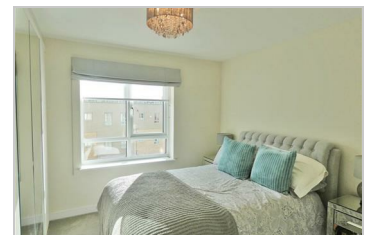
## Fleming Place, Bracknell, RG12 2GN

### Offers In Excess Of £270,000

This stunning, pristine condition, modern 2 double bedroom apartment in a new development is located within walking distance of Bracknell town centre which has undergone a multi-million pound redevelopment with plenty of shops, bars and restaurants. It also provides great access links to the local business parks, Bracknell mainline train station and the M3/M4.

The accommodation is immaculately presented throughout and comprises; hallway, two double bedrooms ( one en-suite), open plan lounge / dining/ kitchen complete with integrated white goods. The property also has professionally fitted wardrobes in both bedrooms.

The property further benefits from resident's garden and roof terrace, gas central heating , double glazing, security entry system and private parking.



**SOLD.co.uk**  
1st Floor, 37-39 Maddox St  
London  
W1S 2PP

Tel: 0203 651 8305 | Email: sales@sold.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower heating costs	Current	Potential	Very low environmental impact - lower CO <sub>2</sub> emissions
95-100 A	85	85	89
85-95 B			89
75-85 C			
65-75 D			
55-65 E			
45-55 F			
35-45 G			
1-35			

Approved by the Energy Rating Agency (ERA)  
 England & Wales EPC Directive 2002/91/EC