



FLAT 31, WINTERBOURNE COURT, TEBBIT CLOSE, BRACKNELL, BERKSHIRE, RG12 9FW
£85,000 LEASEHOLD



Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Welcome to Winterbourne Court, a friendly age-exclusive community for the over 60's in the heart of Bracknell. This charming second-floor one-bedroom apartment is designed for comfort and convenience.

Inside, you'll find a bright living room, practical kitchen, spacious double bedroom with fitted wardrobe, modern shower room, and handy hallway storage.

Life at Winterbourn Court offers much more than just a home. Residents have access to a welcoming lounge with regular social events, laundry facilities, guest suite, and on-site manager support, all backed by a 24-hour emergency system. Lift access and on-site parking make daily life easy and stress-free.

Just a short stroll from the Lexicon Centre, with its shops, cafés, restaurants, and cinema, this development combines independence, community, and a touch of greenery with its attractive gardens and patio area.

We are told the service charge is £3,959.18 this will need to be verified by your solicitor.

AT A GLANCE

- Exclusively for those aged 60 and over
- Beautiful second floor apartment
- Walking distance to Bracknell town centre
- Guest suite available
- Resident lounge
- Manager on site 5 days a week
- 24-hour emergency system
- Lift access

Tenure: Leasehold

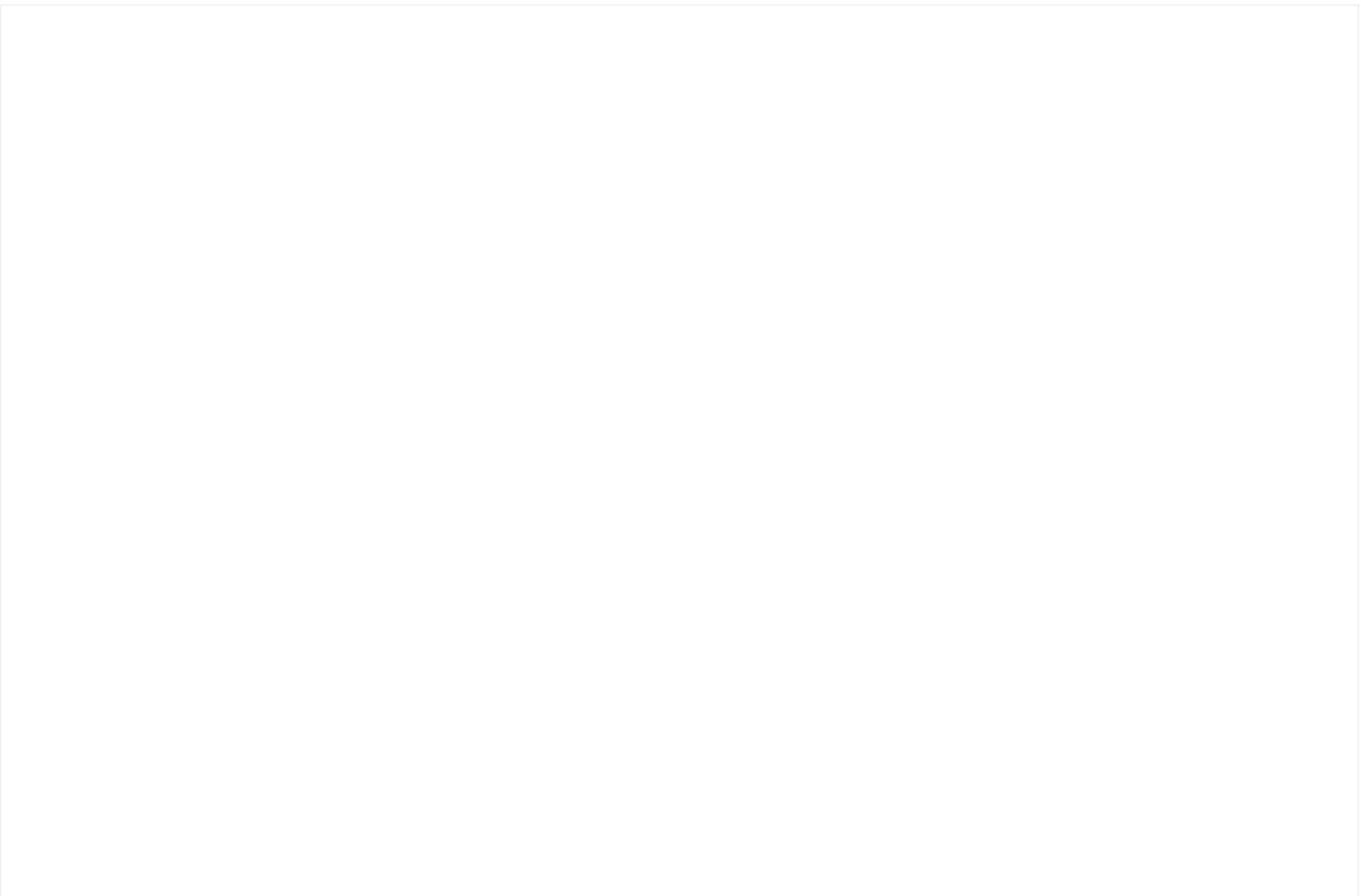
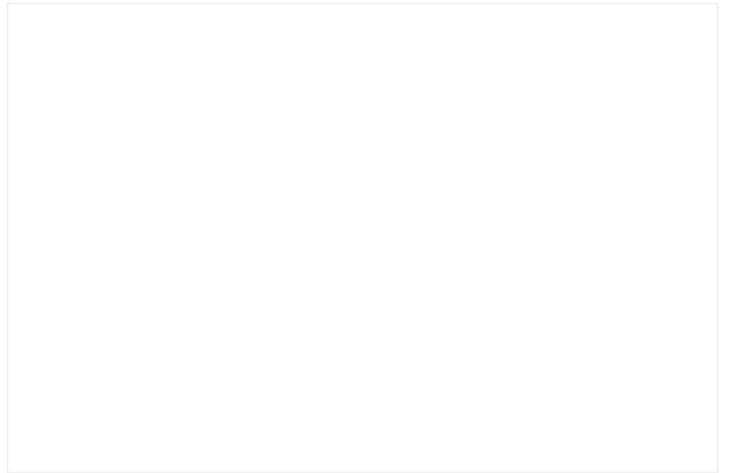
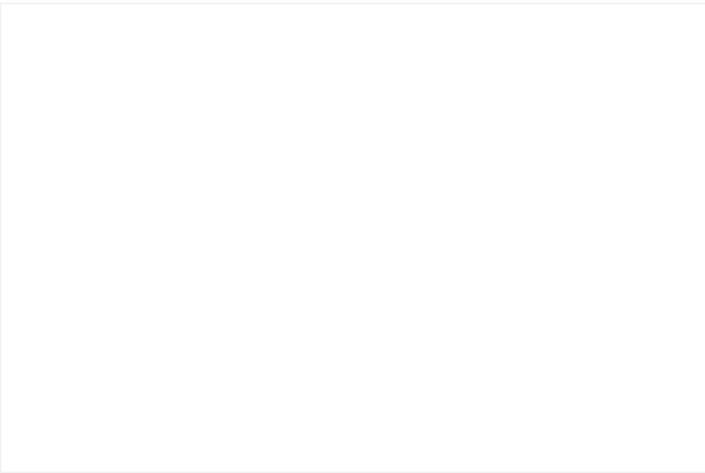
Term: 88 year and 2 months

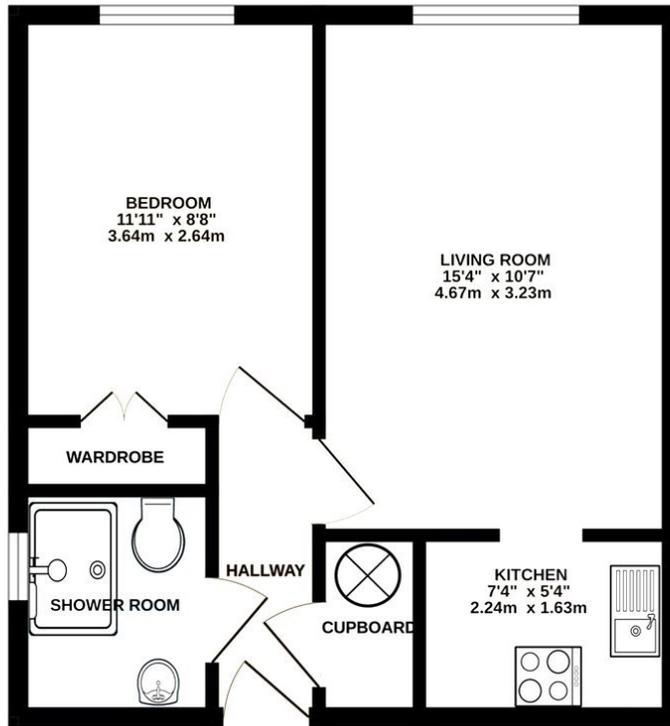
Service Charge: £3959.18 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Winterbourne Court, Bracknell, RG12
 Total internal area: approx. 42 sq. metres (452 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		



Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.