



CIRCA
BRACKNELL

A STYLISH COLLECTION OF 69 STUDIO, ONE AND TWO BEDROOM APARTMENTS



THE HAYWOODS GROUP IS PROUD TO PRESENT CIRCA,
A STYLISH COLLECTION OF 69 STUDIO, ONE AND
TWO-BEDROOM APARTMENTS, DESIGNED WITH FLAIR,
INTELLIGENCE AND IMAGINATION.

Located within a few minutes walk of Bracknell's mainline station and the Lexicon Centre, these apartments are perfectly placed at the heart of an area set to enjoy over £750 million investment, bringing commercial, residential, retail and employment opportunities to this prosperous commuter town.

The new high-specification properties come with the latest high-tech solutions and private, secured underground parking and a private residents gym.

Potential purchasers and tenants alike, are attracted to the area in search of a 'London lifestyle' at Bracknell prices. Investors are keen to add high yield apartments to their portfolios.

Commuting to London or Reading for work, or social occasions, is easy with the mainline station only minutes away and the journey time to London taking less than an hour.

LIFE IS ALL AROUND





LOWER GROUND FLOOR

-  Kitchen
-  Living/ Dining Area
-  Bedroom
-  Bathroom/ Shower room
-  Store
-  Water closet
-  Elevator
-  Post





GROUND FLOOR

- Kitchen
- Living/ Dining Area
- Bedroom
- Bathroom/ Shower room
- Store
- Water closet
- Elevator





FIRST FLOOR

- Kitchen
- Living/ Dining Area
- Bedroom
- Bathroom/ Shower room
- Store
- Water closet
- Elevator

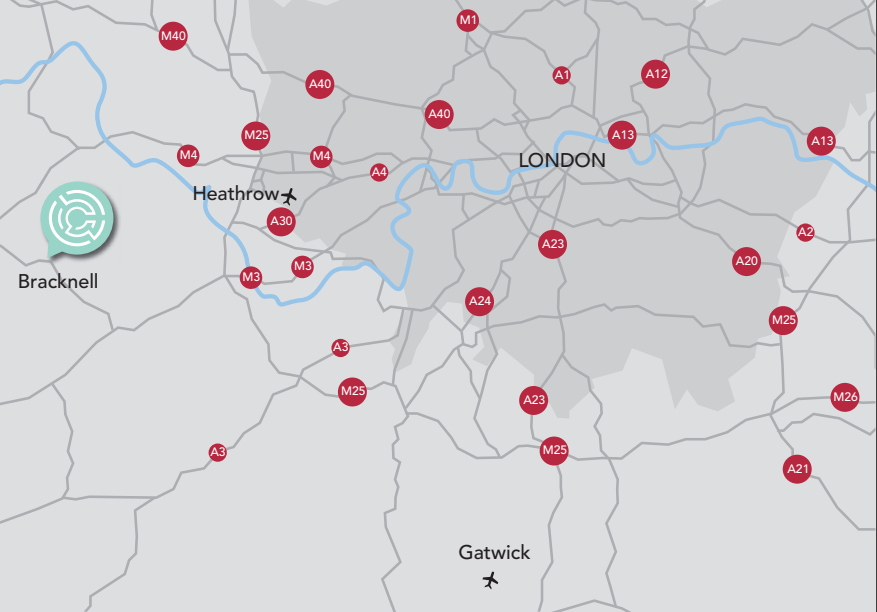


OUTSTANDING TRANSPORT LINKS

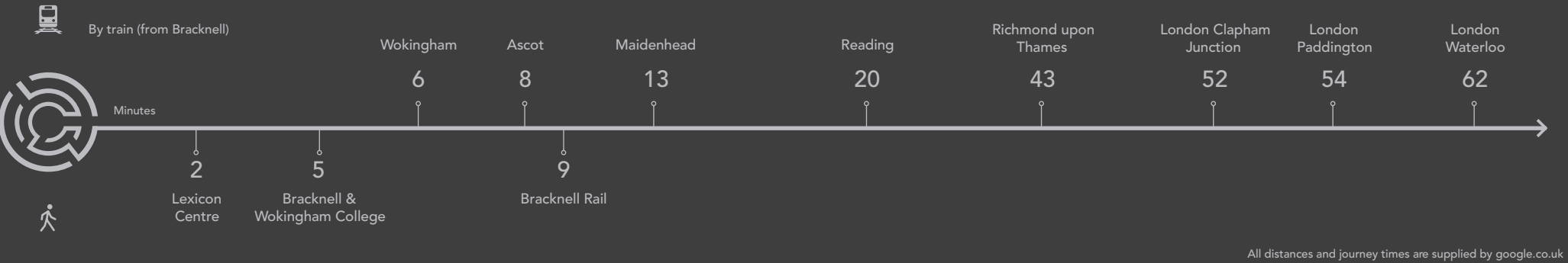
Bracknell’s outstanding transport links mean that rail journeys from Bracknell to London Waterloo take just under an hour.

Bracknell is situated at the end of the A329M, midway between junction 3 of the M3 and junction 10 of the M4, both of which provide links with London. The M3 provides easy access to Basingstoke, Winchester, Southampton and the M25 whilst the M4 serves Reading, Maidenhead, Slough, Heathrow and West London.

Travelling by air, London Heathrow is approximately 18 miles away by car and London Gatwick is approximately 45 miles to the south.



LIFE IS ALL AROUND



SECOND FLOOR

- Kitchen
- Living/ Dining Area
- Bedroom
- Bathroom/ Shower room
- Store
- Water closet
- Elevator



THIRD FLOOR

- Kitchen
- Living/ Dining Area
- Bedroom
- Bathroom/ Shower room
- Store
- Water closet
- Elevator



FOURTH FLOOR

- Kitchen
- Living/ Dining Area
- Bedroom
- Bathroom/ Shower room
- Store
- Water closet
- Elevator



BRACKNELL'S VIBRANT TOWN BOASTS THE LEXICON;
A BRAND NEW STATE OF THE ART SHOPPING AND LEISURE CENTRE
THAT OFFERS DEPARTMENT AND CHAIN STORES, SUPERMARKETS,
BOUTIQUES, A CINEMA AND A FULL RANGE OF EATERIES.

OTHER KEY ATTRACTIONS INCLUDE:

- John Nike Sports Centre
- Coral Reef Water Park
- Golf Complex
- Lawn Tennis Club
- Ski and Snowboard Centre
- Leisure Centre
- Royal Windsor Castle
- Swinley Forest

Away from the hustle and bustle of town centre life, Bracknell borders on vast areas of woodland, more than 150 parks and countryside sites, providing a sense of tranquillity. Swinley Forest and Crowthorne Woods provide thousands of acres for walking, cycling and riding. Windsor Great Park comprises over 4,800 acres including Royal Windsor Castle: the Queen's favourite residence which recently hosted the Royal Wedding.



SPECIFICATION SCHEDULE

- Double-glazed windows
- Secure private parking
- Secure bike storage
- Video entry system
- Residents gym
- LED lighting throughout
- Inbuilt Bluetooth speaker system
- Polished chrome fittings throughout
- Caple kitchen units in Anola dark elm & Soraya matt
- Capel kitchen appliances to include: Single oven, hob, extractor, 70/30 fridge freezer, dishwasher and microwave
- Porcelain floor and wall tiles to bathroom
- Luxury light grey carpets in bedrooms
- Engineered oak wood flooring in the remainder of the property
- 10 year new build structural warranty

Whilst every attempt is made to ensure accuracy, all measurement are approximate and no responsibility is taken for any error, omission or mis-statement, Floor plans are for representational purposes only as defined by the RICS code of measuring practice and should only be used such by any prospective buyer. Any services, appliances or systems shown on the floor plans have not been tested by Prospect Estate Agency and therefore no guarantee can be given as to their operating ability or efficiency.





CIRCA
BRACKNELL

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