



# ALSTON HOUSE

MARKET STREET | BRACKNELL | RG12 1JG



AN EXCLUSIVE DEVELOPMENT OF TWELVE 2 BEDROOM APARTMENTS



Alston House is a stylish development consisting of 12 apartments located in the heart of Bracknell Town Centre, being a short walk from Bracknell Railway Station and the new Lexicon Shopping Centre.

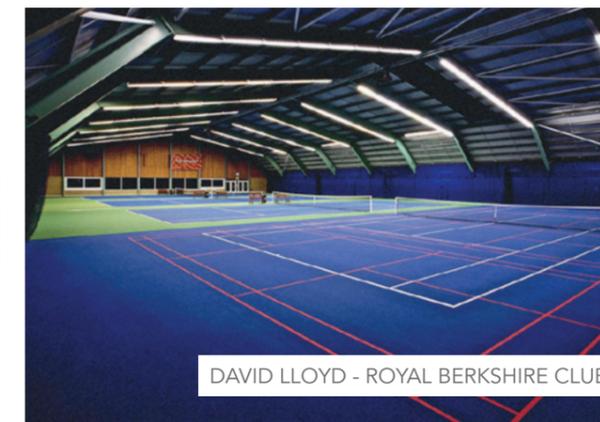
These contemporary two bedroom, two bathroom apartments have lift access and a number of the properties have balconies providing outside space.



SWINLEY FOREST



ASCOT RACECOURSE



DAVID LLOYD - ROYAL BERKSHIRE CLUB

## BRACKNELL, BERKSHIRE

The exciting new town centre of Bracknell is perfectly positioned for those looking to commute into London as well as nearby towns such as Reading and Maidenhead. Bracknell has two stations on the Waterloo-to-Reading line, providing a fast and frequent service in both directions.

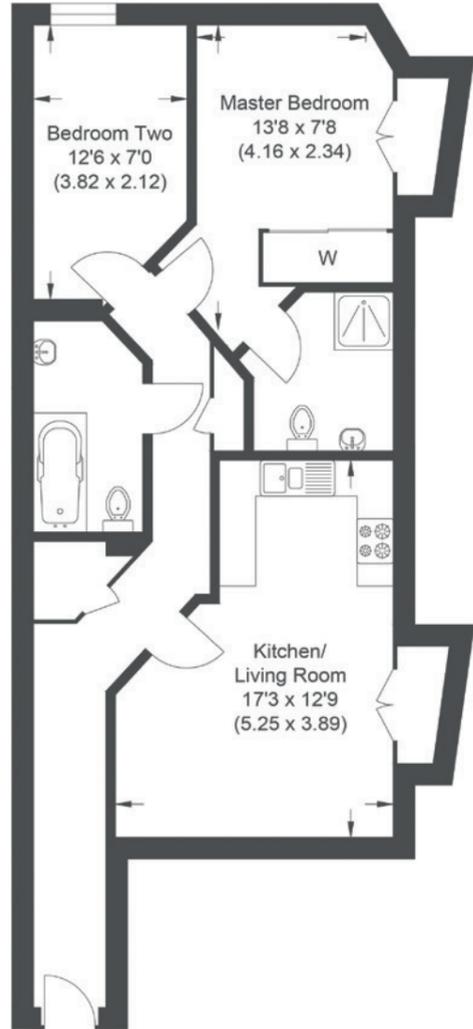
Bracknell's recent regeneration project includes The Lexicon Shopping Centre, which provides over 70 new shops, a multi-screen cinema and plenty of popular restaurants for people living in and around the town. You won't be short on options when deciding where to go for dinner, a few drinks or a day of shopping.

For leisure pursuits, Swinley Forest is a short distance away, offering 24km of woodland trails whilst the David Lloyd Royal Berkshire Club has a gym, tennis courts, swimming pool, spa and a variety of exercise classes.

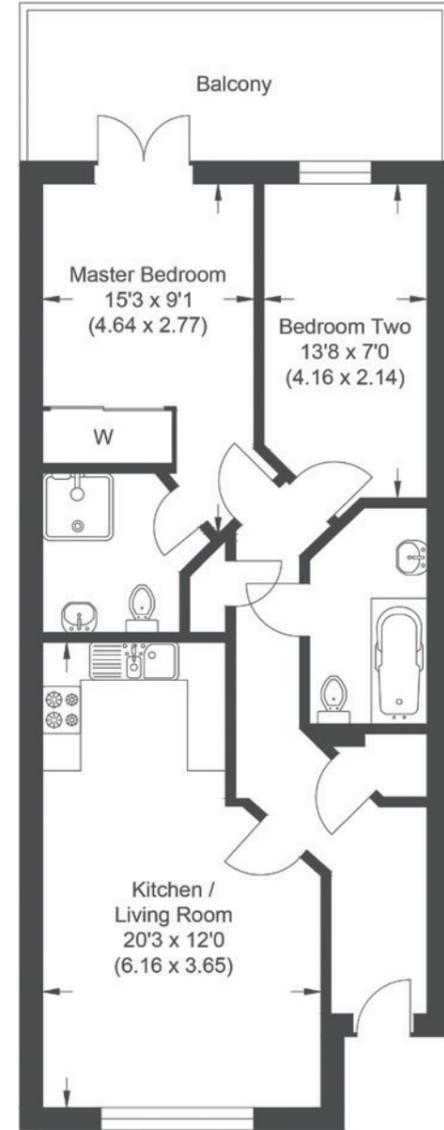
The location of Alston House boasts easy access to the towns of Ascot, Wokingham, Maidenhead and Windsor, all offering an abundance of facilities to keep your evenings and weekends busy.

Call our dedicated New Homes team on 01344 577 762 today to explore this development for yourself.

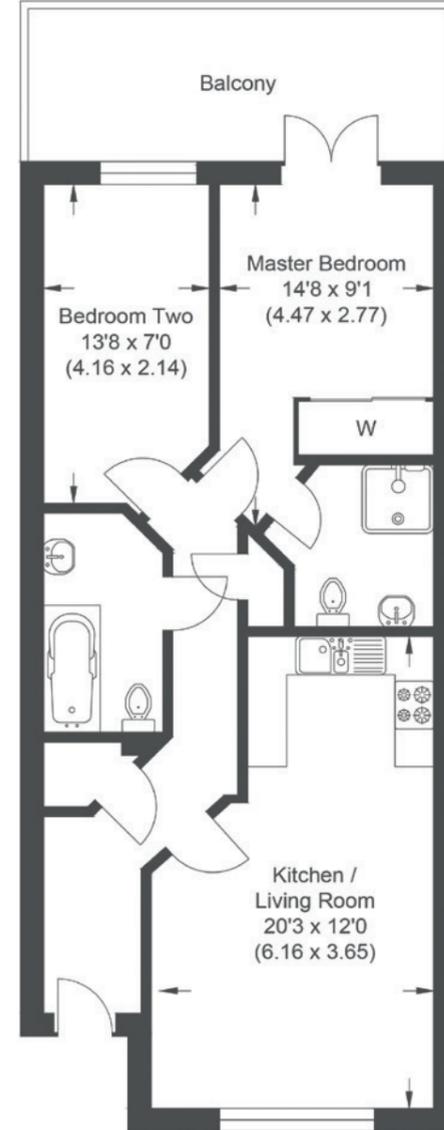
APARTMENTS 11 & 18  
657 SQF



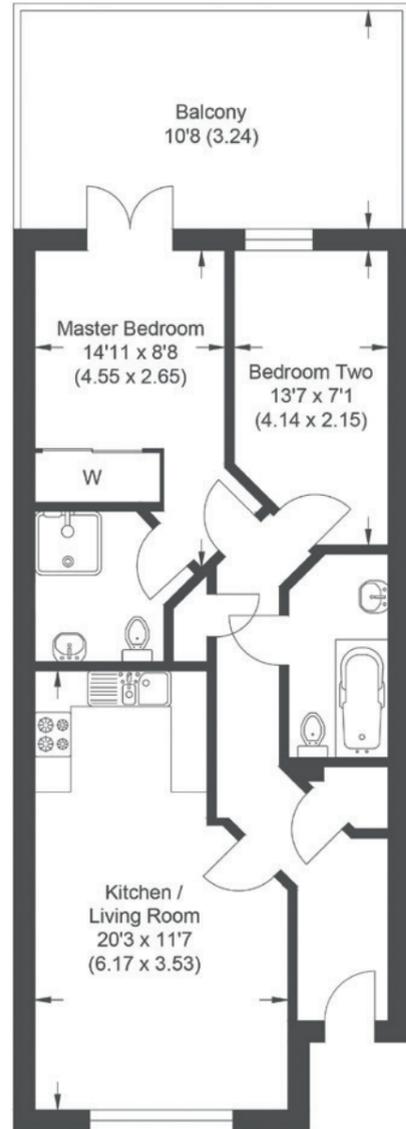
APARTMENTS 12 & 15  
635 SQF



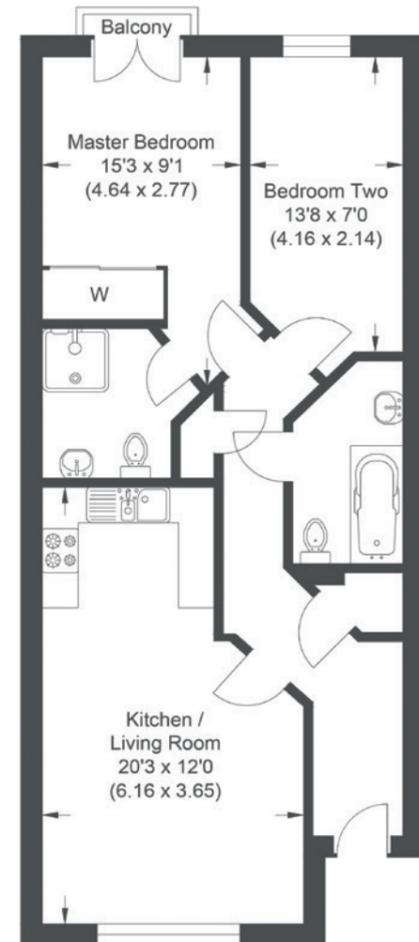
APARTMENTS 14 & 16  
635 SQF



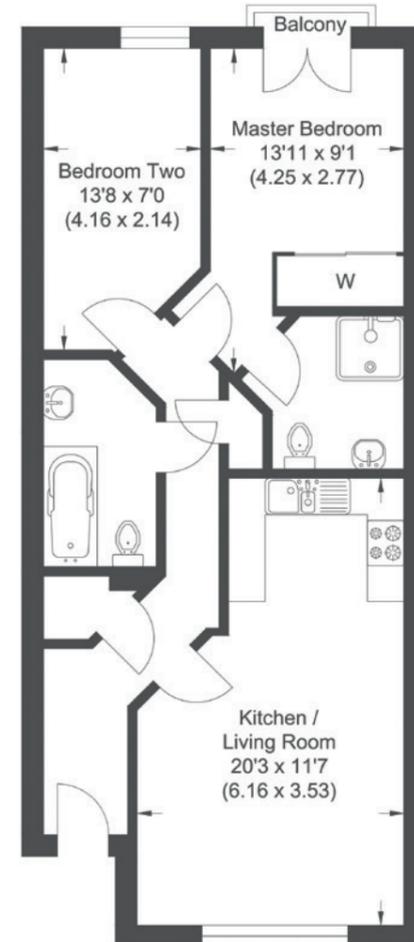
APARTMENT 17  
624 SQF



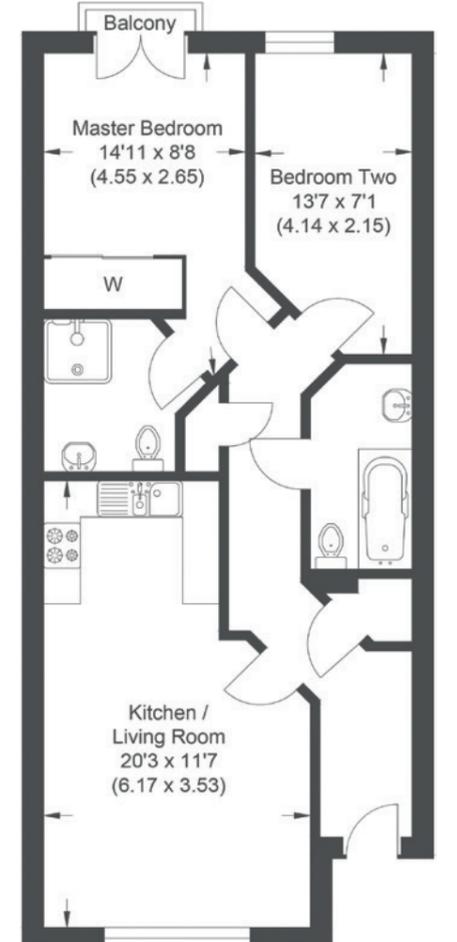
APARTMENTS 19 & 21  
635 SQF



APARTMENTS 20 & 22  
635 SQF



APARTMENT 23  
635 SQF





## SPECIFICATION SCHEDULE

Campmoss pride themselves on their attention to detail and always aim to combine modern methods of construction with the tried and tested traditional ways. Our homes have been designed and built to be energy efficient and as maintenance free as possible, whilst ensuring that our high standards of workmanship are maintained throughout.

### KITCHEN

- Electrolux stainless steel oven
- Electrolux electric hob and stainless-steel extractor hood
- Electrolux integrated fridge freezer
- Electrolux integrated automatic washer dryer
- Electrolux integrated dishwasher
- LED Under-Unit lighting

### SECURITY

- Multi point locking to external front and French doors
- Security locks to all windows
- Audio entry communication system linked to main entrance
- Timed security entrance system fitted to the ground floor external entrance door

### ENERGY EFFICIENCY

- State-of-the-art photovoltaic panels
- Electric underfloor heating to all areas
- Zoned heating with all rooms individually thermostatically controlled
- Ample power sockets with some having USB points
- LED down lighters to kitchen, bathroom and en-suites
- Dual thermostatically controlled insulated hot water cylinder

### ELECTRICAL AND HOME ENTERTAINMENT

- Wired for smart TV with fibre optics
- Television (Sky/Terrestrial) points to reception room and all bedrooms
- Data points adjacent to each television point
- Telephone points provided to reception room and master bedroom
- Pendant lighting to all bedrooms & lounge
- LED recessed downlights to all other areas
- External lighting to all common areas controlled by a PIR detector

### INTERNAL FINISHES

- Panelled painted internal doors with satin chrome furniture
- Painted skirting and architraves
- Built in wardrobes are provided to all master bedrooms.
- Karndean – acoustic laminated timber floors to all kitchen and lounge areas, with fitted carpets to all bedrooms and hallways

### BATHROOM & EN-SUITE

- Classic White sanitary ware with dual flush WC's
- Floor and wall tiling
- Ladder style electrically heated towel rails
- Shaver Points
- Wall mounted mirrors
- Glass shower screen to the baths
- Glass shower enclosure, with thermostatic mixer shower fitting to the en-suite
- Thermostatic mixer control fitted under the bath

### PEACE OF MIND

- Mains powered smoke and heat detector alarms are fitted with battery back-up, in case of power failure.
- A 10 year structural warranty that is approved by the Council of Mortgage Lenders.

\* The above specifications can change. These are guidelines only.





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MARKET STREET | BRACKNELL | RG12 1JG



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Berkshire  
RG12 1LL

For more information please contact:  
Tel: 01344 577 762  
Email: alstonhouse@prospect.co.uk

### BY TRAIN

100m	—	20mins	—	1Hour 2mins
Bracknell Station		Bracknell Station to Reading Station		Bracknell Station to Waterloo Station

### BY CAR

300m	—	4.1miles	—	11.1miles	—	14.6miles	—	42.9miles
Bracknell Town		Wokingham Town		Reading Town		Heathrow		Gatwick



DISCLAIMER: These particulars are prepared for the convenience of an intended purchaser, and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation can be claimed. Neither do they constitute any part of a contract, any intended purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.