



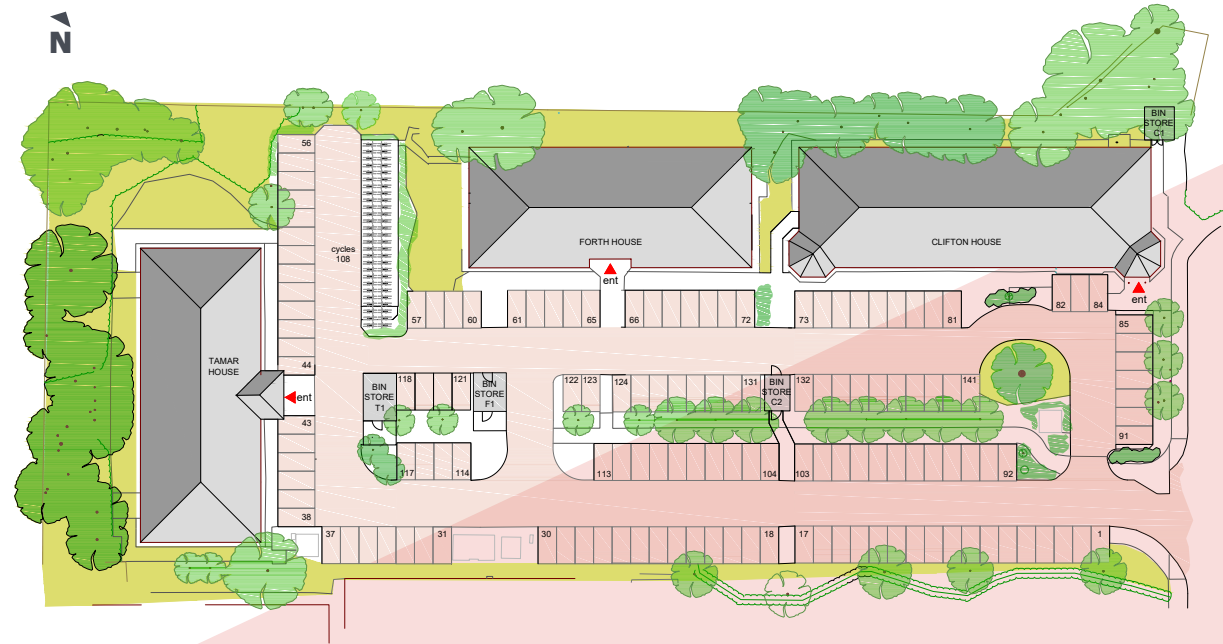
# TAMAR, FORTH & CLIFTON HOUSE

BRANTS BRIDGE, **BRACKNELL, RG12 9TE**

RESIDENTIAL, DEVELOPMENT, INVESTMENT OPPORTUNITY

## KEY POINTS

- **Prime** Freehold investment opportunity
- Portfolio of 3 buildings with a total of 69 studio, one and two bedroom apartments for sale
- Producing an approximate rental income of **£800,000 per annum**
- Recently completed, modern buildings in an excellent location just a short walk from Bracknell centre and close to Ascot
- Secure gated car park with 141 spaces and a bicycle shed boasting 108 spaces
- There are a total of 3 studio apartments, 56 one bedroom and 10 two bedroom apartments.



## BRANTS BRIDGE

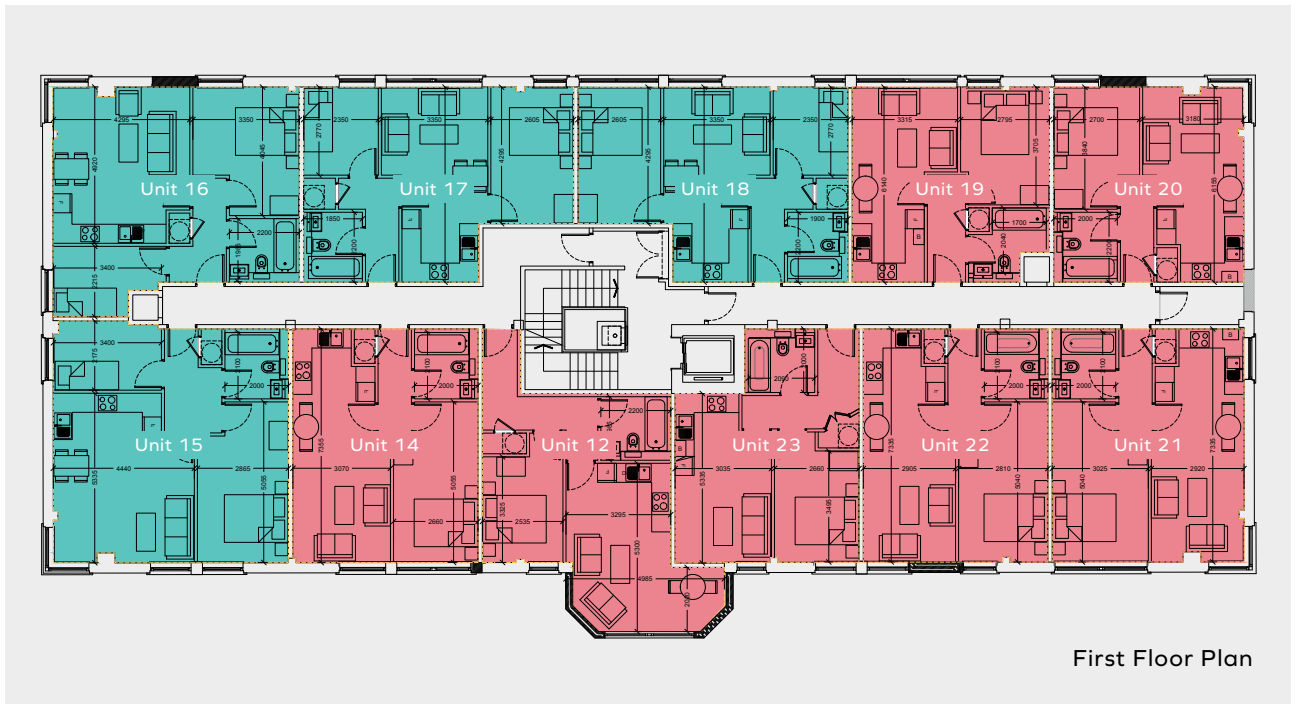
A recently converted residential development, Brants Bridge comprises of 3 self contained buildings, Clifton, Forth and Tamar. The 69 units are a mix of studio, 1 and 2 bedroom on ground and first floor levels. Each building benefits from a lift, security system and communal entrance. The Brants Bridge complex provides tenants with Bin Stores, Large Bicycle Shed, Pedestrian and Vehicle Security Gates at the entrance. There are excellent parking facilities, boasting 141 parking spaces for the scheme.

This desirable residential complex has the potential for further development, with planning for an additional 36 units granted in October 2020.

A Tenancy Schedule and Plans are available on application

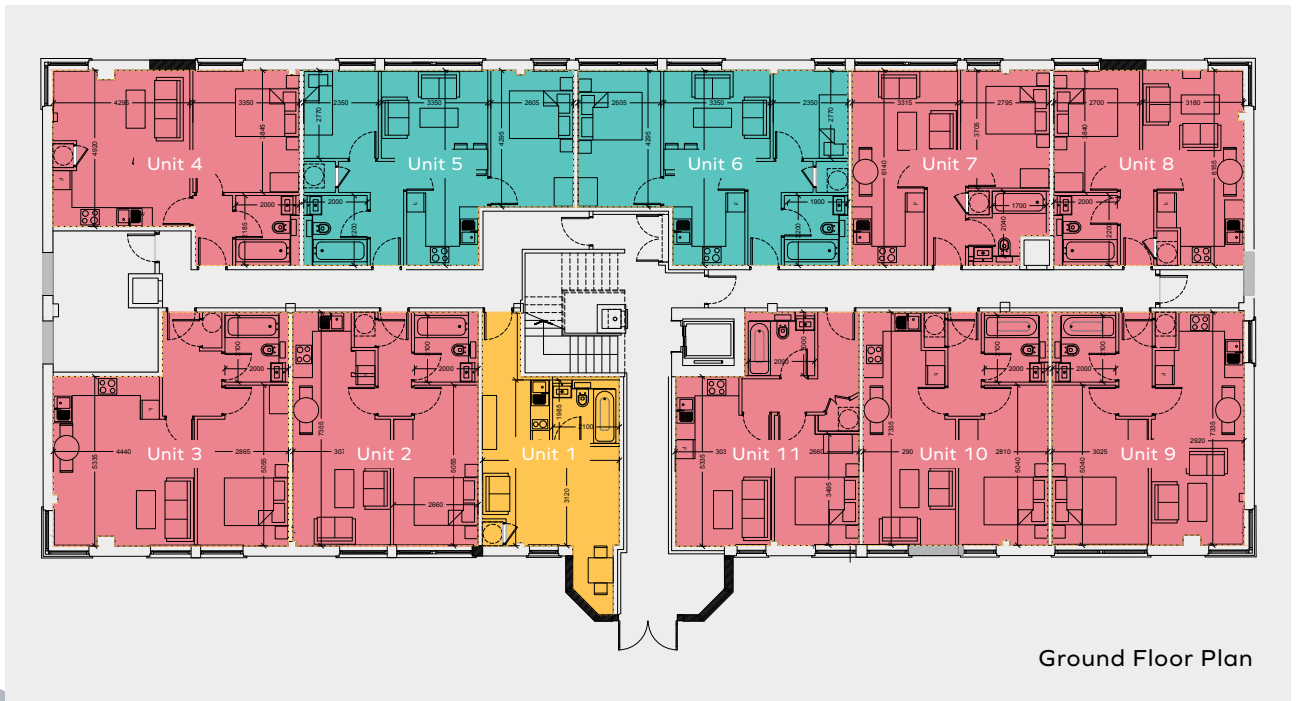


# TAMAR HOUSE



## FLOOR AREAS

Unit	Room/Beds	Sq ft	Sq m
1	Studio	298	27.7
2	1 Bed	461	42.8
3	1 Bed	509	47.3
4	1 Bed	451	41.9
5	2 Bed	502	46.6
6	2 Bed	502	46.6
7	1 Bed	400	37.2
8	1 Bed	393	36.5
9	1 Bed	475	44.1
10	1 Bed	459	42.6
11	1 Bed	408	37.9
12	1 Bed	467	43.4
14	1 Bed	461	42.8
15	2 Bed	591	54.9
16	2 Bed	540	50.2
17	2 Bed	502	46.6
18	2 Bed	502	46.6
19	1 Bed	400	37.2
20	1 Bed	393	36.5
21	1 Bed	475	44.1
22	1 Bed	459	42.6
23	1 Bed	409	38.0
<b>Total</b>		<b>10,057</b>	<b>934</b>

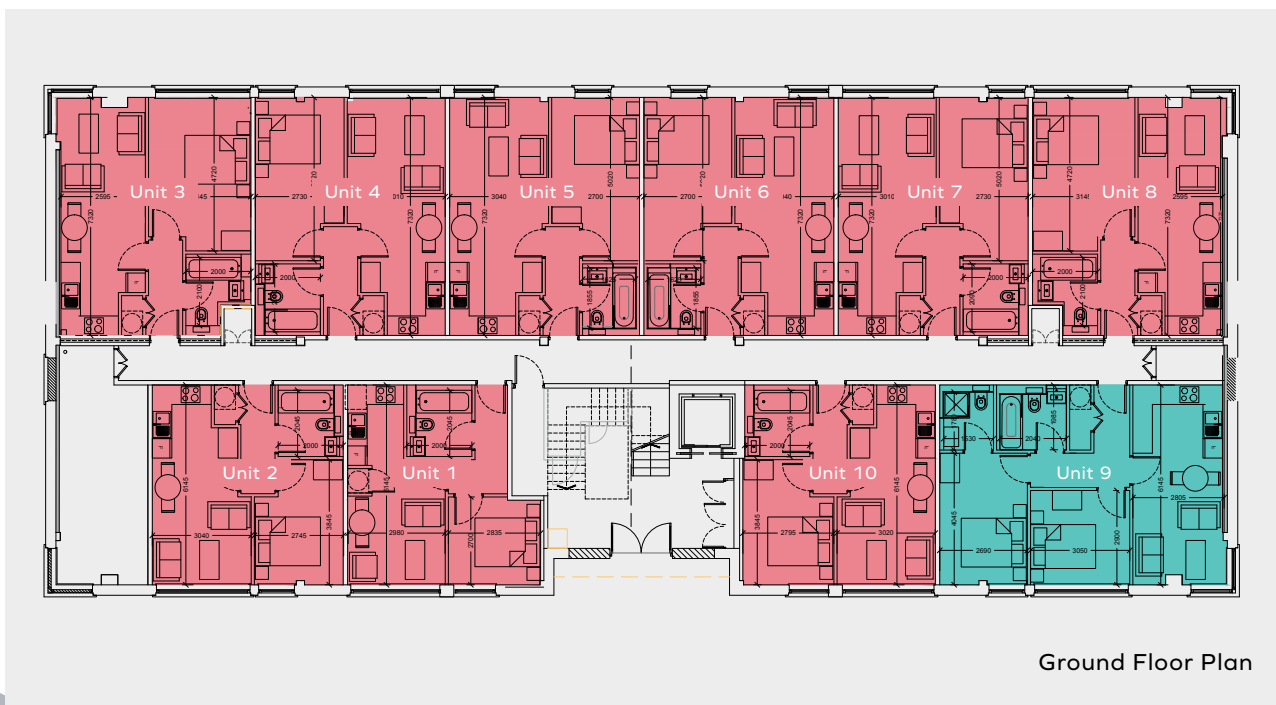
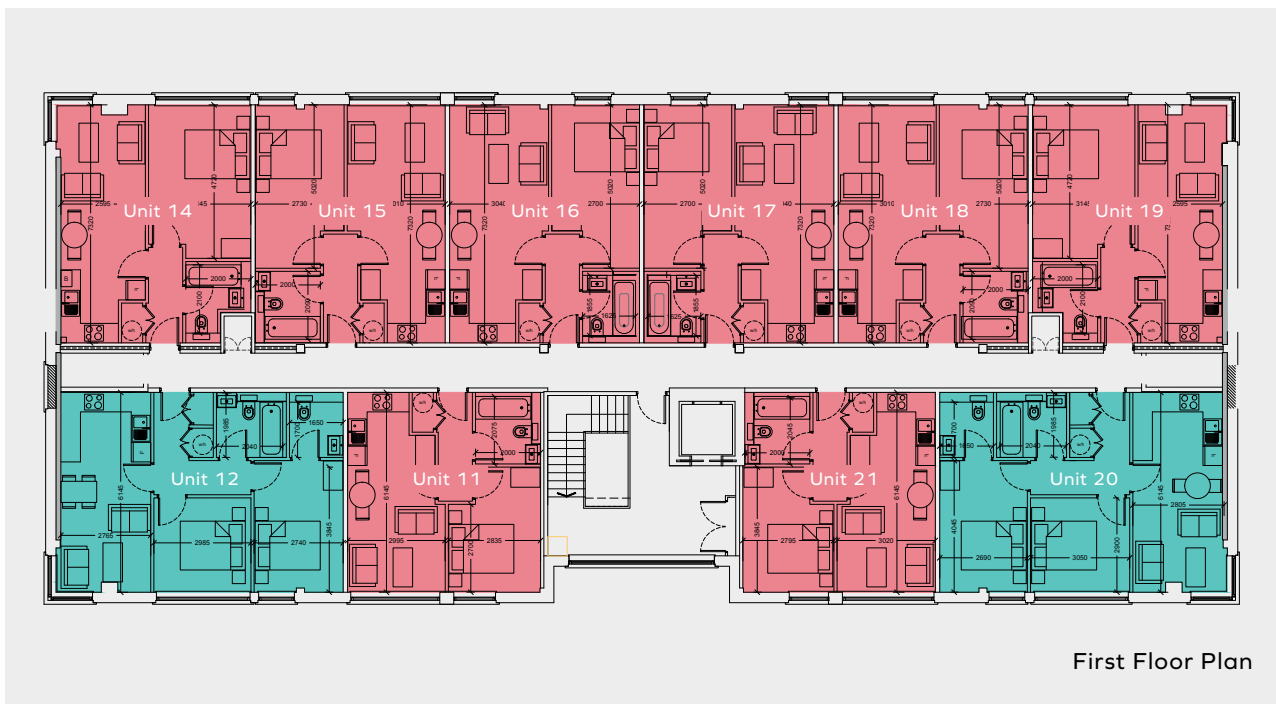


# FORTH HOUSE



## FLOOR AREAS

Unit	Room/Beds	Sq ft	Sq m
1	1 Bed	354	32.9
2	1 Bed	388	36.0
3	1 Bed	354	32.9
4	1 Bed	460	42.7
5	1 Bed	460	42.7
6	1 Bed	460	42.7
7	1 Bed	460	42.7
8	1 Bed	451	41.9
9	2 Bed	575	53.4
10	1 Bed	390	36.2
11	1 Bed	392	36.4
12	2 Bed	575	53.4
14	1 Bed	450	41.8
15	1 Bed	460	42.7
16	1 Bed	460	42.7
17	1 Bed	460	42.7
18	1 Bed	460	42.7
19	1 Bed	451	41.9
20	2 Bed	575	53.4
21	1 Bed	390	36.20
<b>Total</b>		<b>9,025</b>	<b>838</b>

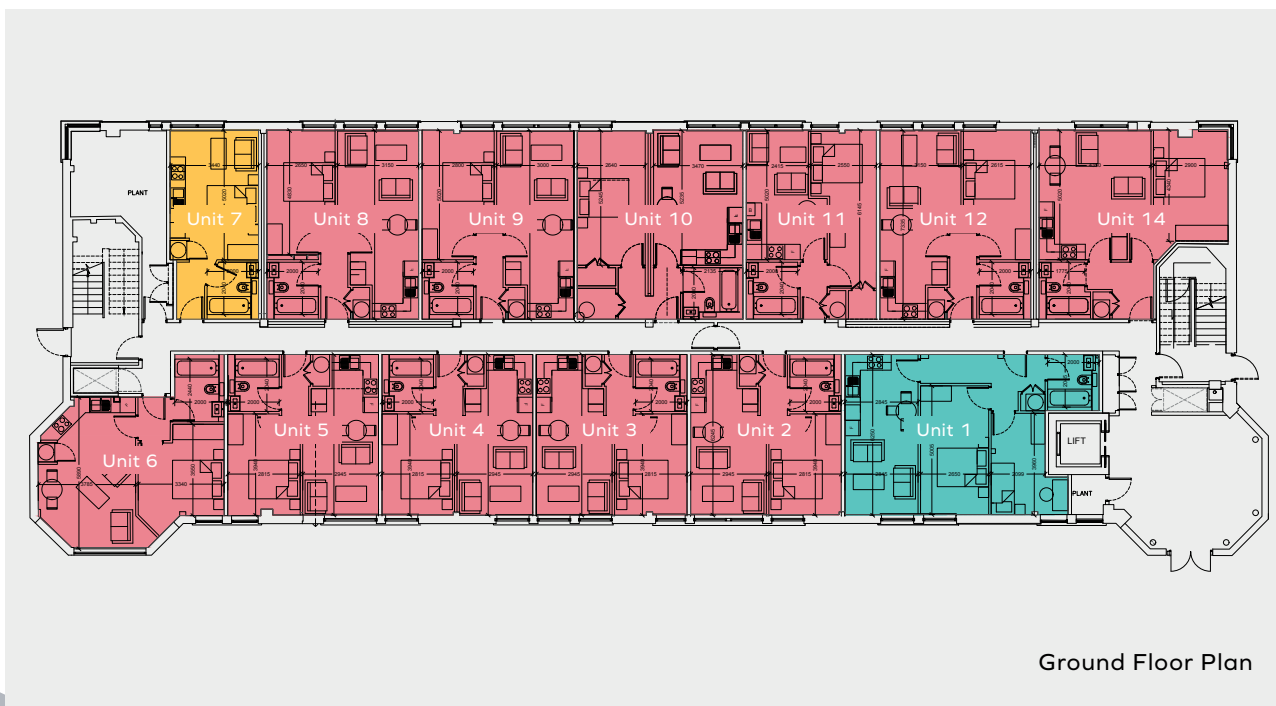
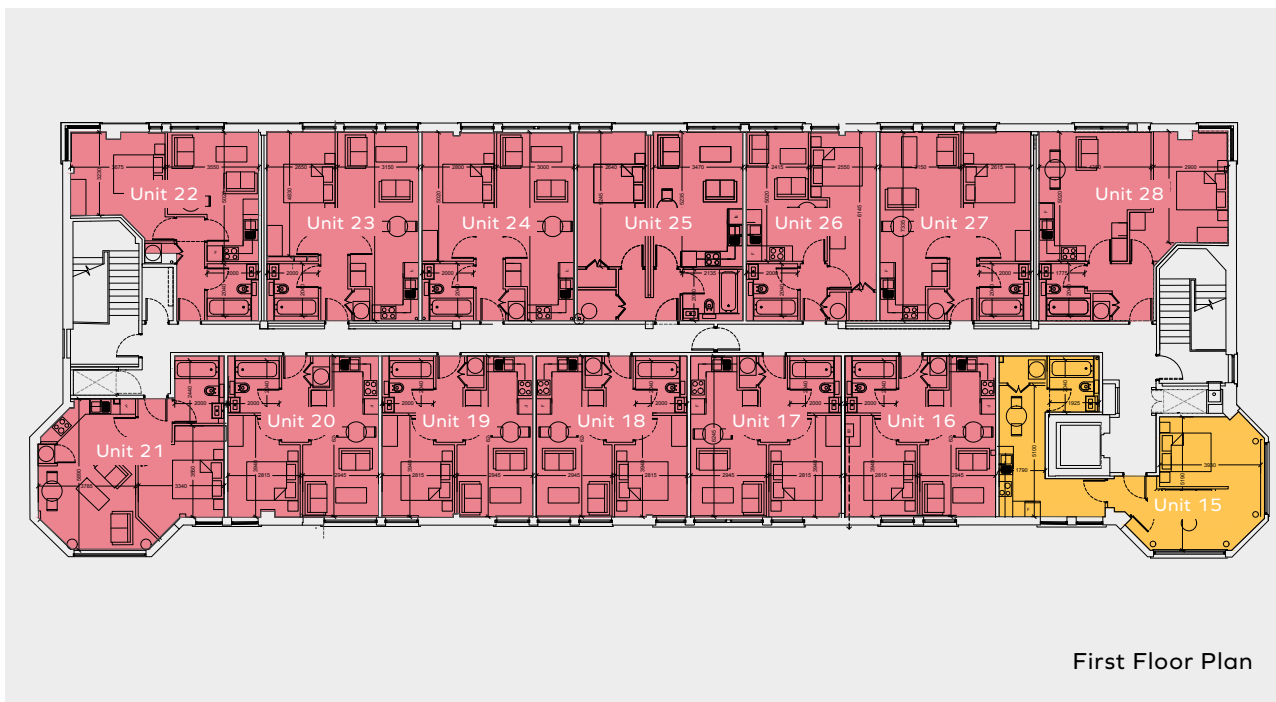


# CLIFTON HOUSE



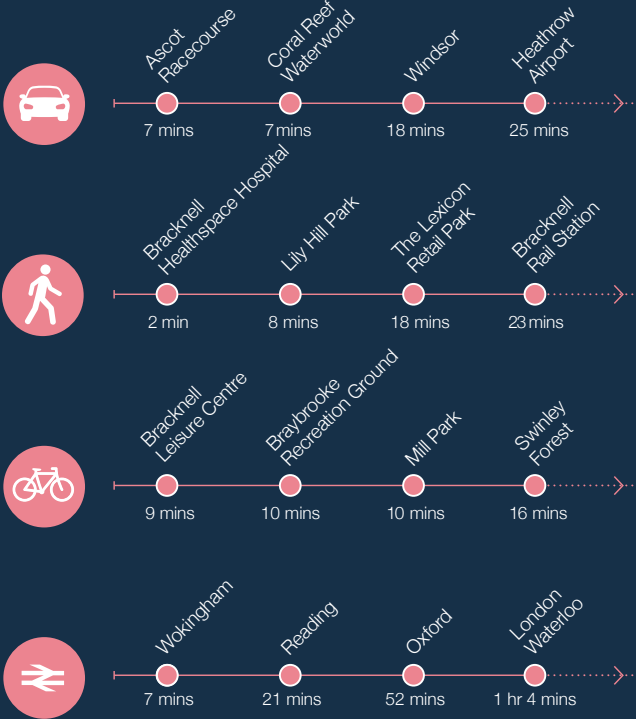
## FLOOR AREAS

Unit	Room/Beds	Sq ft	Sq m
1	2 Bed	584	54.3
2	1 Bed	393	36.5
3	Studio	393	36.5
4	1 Bed	393	36.5
5	1 Bed	393	36.5
6	1 Bed	436	40.5
7	1 Bed	266	24.7
8	1 Bed	466	43.3
9	1 Bed	466	43.3
10	1 Bed	508	47.2
11	1 Bed	399	37.1
12	1 Bed	466	43.3
14	1 Bed	491	45.6
15	Studio	469	43.6
16	1 Bed	393	36.5
17	1 Bed	393	36.5
18	1 Bed	393	36.5
19	1 Bed	393	36.5
20	1 Bed	393	36.5
21	1 Bed	436	40.5
22	1 Bed	417	38.7
23	1 Bed	466	43.3
24	1 Bed	466	43.3
25	1 Bed	508	47.2
26	1 Bed	399	37.1
27	1 Bed	466	43.3
28	1 Bed	491	45.6
<b>Total</b>		<b>11,737</b>	<b>1,090</b>



# CONNECTIVITY

Bracknell is very well connected with two train stations- Bracknell and Martin's Heron providing fast trains for commuting to London Waterloo in just over an hour or travel to Reading in 20 minutes. Bracknell is also well placed for motorway access to both the M4 and M3 motorways and the town also benefits from a wide-reaching bus service and network of cycle routes.



Times taken from Google Maps. Train times taken from Bracknell Station.

## LOCATION

Brants Bridge is located to the East of Bracknell Town Centre and is a short drive to the centre of Ascot. The **M4, M3, M25** are easily accessed by car and Bracknell's mainline station provides regular services to **Waterloo & Reading**.

Bracknell's new Lexicon shopping complex offers a superb range of retail, leisure and dining facilities. **Waitrose, M&S, Fenwick Department Store, Hobbs, Hotel Chocolate, The Giggling Squid, Wagamama, The Real Greek, Pizza Express, 5 Guys** are to name but a few of the businesses located in the town centre.

Ascot High street and Racecourse are also a short drive away.

## VIEWING & FURTHER INFORMATION

Viewings by appointment through the Sole Agents Page Hardy Harris.

Nick Hardy

01344 312723 | 07715 032429

[nick@pagehardyharris.co.uk](mailto:nick@pagehardyharris.co.uk)

Helen Bewsey

01344 669009 | 07771 355748

[helen@pagehardyharris.co.uk](mailto:helen@pagehardyharris.co.uk)

Lucy Kirkup

01344 312722 | 07833 509532

[lucy@pagehardyharris.co.uk](mailto:lucy@pagehardyharris.co.uk)



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