



# BRECKENRIDGE LETTINGS



**Winkfield Row, Winkfield, RG42**



A beautiful 3 bedroom cottage full of character and recently refurbished with new kitchen and carpets. The property is immaculately presented and located in the heart of Winkfield.

Available - 02/12/2024

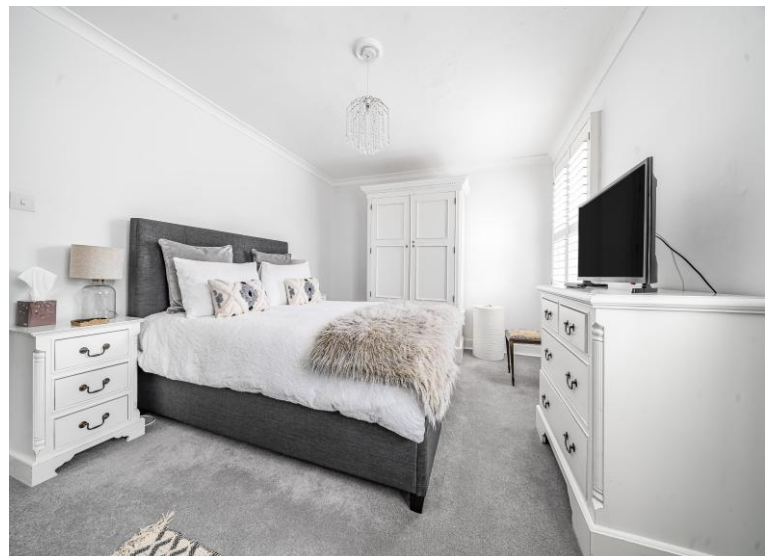
**£2500 Per Calendar Month**

**Fully Furnished**



# BRECKENRIDGE LETTINGS

- Character 3 Bedroom Cottage
- Two Reception Rooms
- Brand New Kitchen
- New Carpets
- Private Garden
- Parking





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	77		
49			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

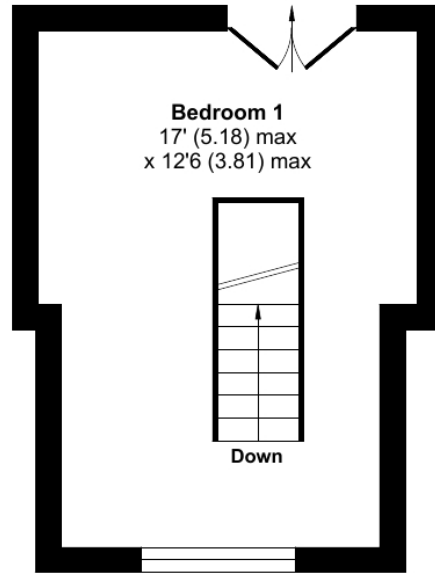
# Winkfield Row, Winkfield Row, Bracknell, RG42

Approximate Area = 1088 sq ft / 101 sq m

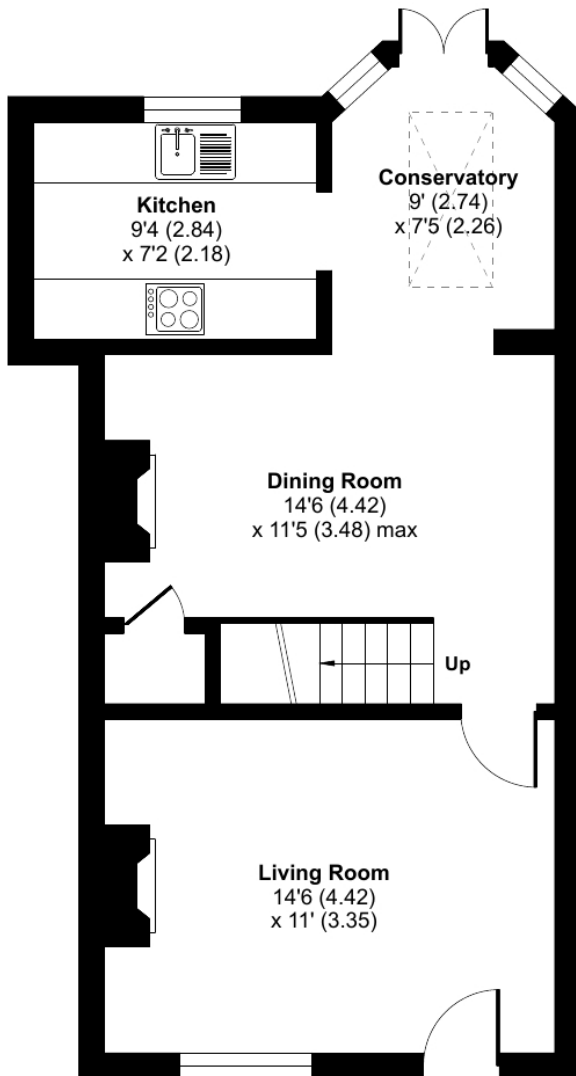
For identification only - Not to scale



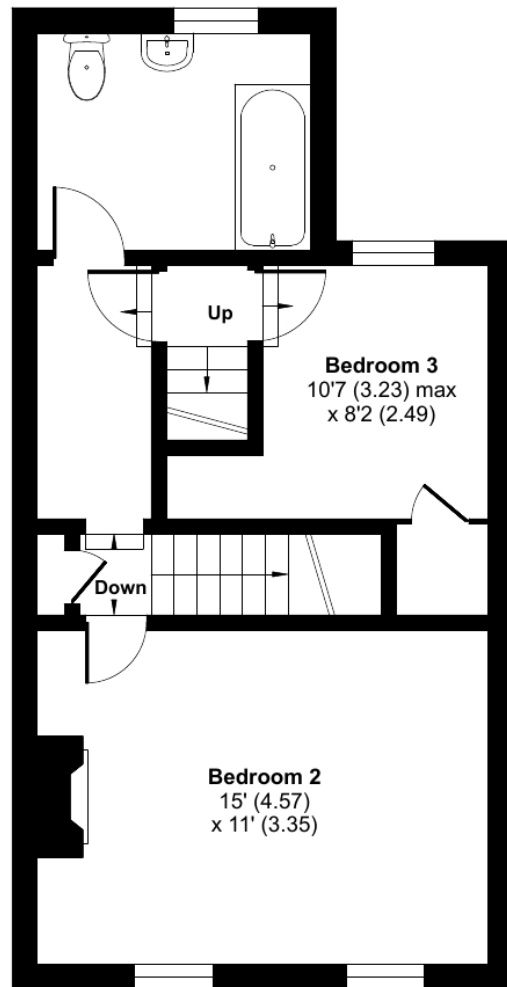
Access to Eaves



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Breckenridge Lettings Ltd. REF: 1096299