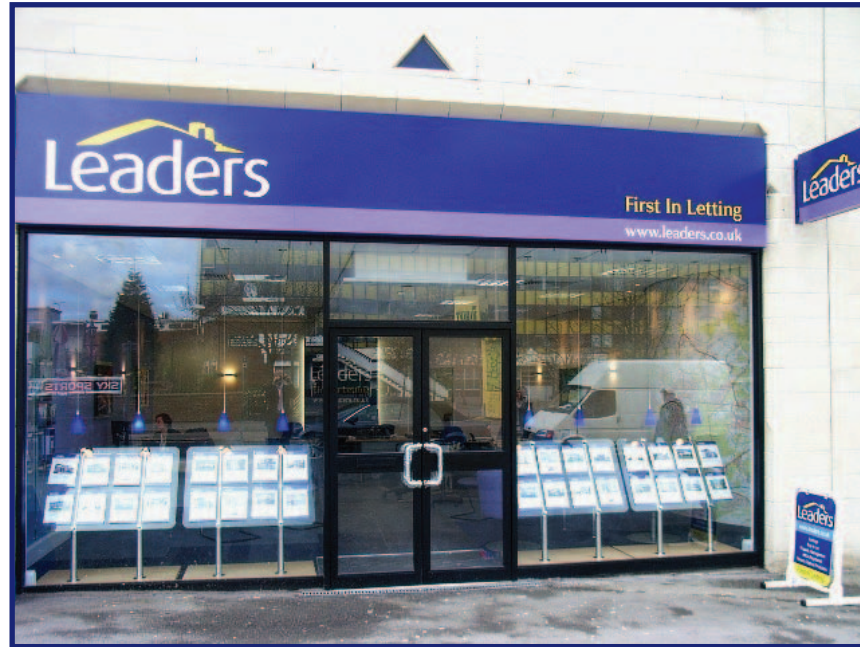


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The Leaders guide to
Buy To Let

in Bracknell



Investing in Bracknell

Bracknell is a popular location and has transformed itself in the last 10 years from an "over spill" of London to a vibrant town with plenty to offer both landlords and tenants. It also benefits from excellent transport links with the M3, M4 & A30. Bracknell is surrounded by beautiful countryside and woodland, complemented by the rivers The Blackwater and The Cut. The town boasts superb sports and leisure facilities as well as great walking areas for both dog lovers and ramblers alike.

Entertainment

One of the countries largest art centres located in Bracknell Forest is near South Hill Park which holds an annual outdoor festival with many local (and some well known!) bands performing. The point leisure complex has a 10 screen cinema, 28 lane bowling alley, bars and restaurants. Coral Reef Waterworld has a leisure pool with the added features of water slides, pirate ship and sauna world is also available at this site. The beautiful local countryside is available through the network of safe cycling and walking routes including the 42 mile ramblers route. The town and the surrounding areas have a good range of pubs and restaurants.

Located north of Bracknell is the John Nike leisure centre with an ice rink and ski slops, hotel and night club. A new housing development has grown around this area proving to be a very popular location with easy links to the motorways.

Shopping

Bracknell town centre offers a totally pedestrianised shopping centre populated by many of the main high street retailers. There are also superstores located on the fringes of the town and surrounding areas.

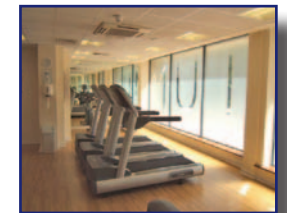
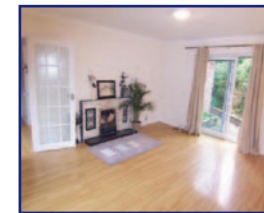
Originally a market town, Bracknell still has some history amongst all this growth with two of our popular pubs being listed buildings.

Lettings Market in Bracknell

Bracknell is highly successful in attracting commerce as it is home to major information technology companies and multinational organisations such as BMW and Syngenta.

A huge industrial presence has seen the demand for rental properties increase to great heights with a scope for much more for the buy to let landlord. Property growth is on the increase with many new developments around the area.

One and two bedroom properties remain highly sought after in Bracknell and due to the excellent transport links around Bracknell the town has become a popular choice for tenants looking to rent.



What to buy

Please note that the figures below are based on recent sales in Bracknell and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	High	£ 80K - £100K	£420 - £500 PCM
One bed (Purpose built)	High	£ 98K - £120K	£575 - £650 PCM
One bed (Conversion)	High	£ 95K - £120K	£475 - £600 PCM
Two bed (Conversion)	Very High	£120K - £180K	£670 - £825 PCM
Two bed (Purpose built)	Very High	£120K - £190K	£695 - £825 PCM
Two Bed (Terrace)	Very High	£160K - £215K	£750 - £825 PCM
Three bed (Semi)	Very High	£210K - £250K	£850 - £975 PCM
Three bed (Terraced)	Very High	£185K - £210K	£825 - £925 PCM
Detached	Medium	£280,000K +	£1000k +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.