



A 2 bedroom apartment located within a short walk of Twyford village and set within well-cared for communal grounds with allocated and visitors parking. Built by Millgate Homes in 2005, the apartment has been finished to a high standard of specification with quality fixtures and fittings. Twyford boasts excellent transport links by road and regular rail service to Paddington, Elizabeth Line and Reading and Henley. There is a good choice of village amenities and a number of restaurants and pubs as well as Waitrose and Tesco's stores. The apartment is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.





- 2 Bedrooms, principle with en suite
- 16' Living room with well-equipped kitchen-breakfast room
- 1st floor position; Well-kept communal areas
- Allocated parking; Walking distance of village amenities
- Double-glazed; Central heating
- Entry phone system; No onward chain





Council tax band C  
Council Wokingham

**Parking**  
The apartment has an allocated parking space and there are additional visitor spaces for shared use on a first come first served basis.

**Communal Grounds**

**Additional information - Financial & lease info**

Years remaining: 107  
Service charge: £1560 PA  
Ground rent: £200 PA  
Ground rent review period: Every 25 years, in line with RPI, next review 2025

**Additional information (Part B)**  
Property construction - Standard form

**Services:**  
Gas - mains  
Water - mains  
Drainage - mains  
Electricity - mains  
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):  
Superfast - Fibre to the cabinet (FTTC)

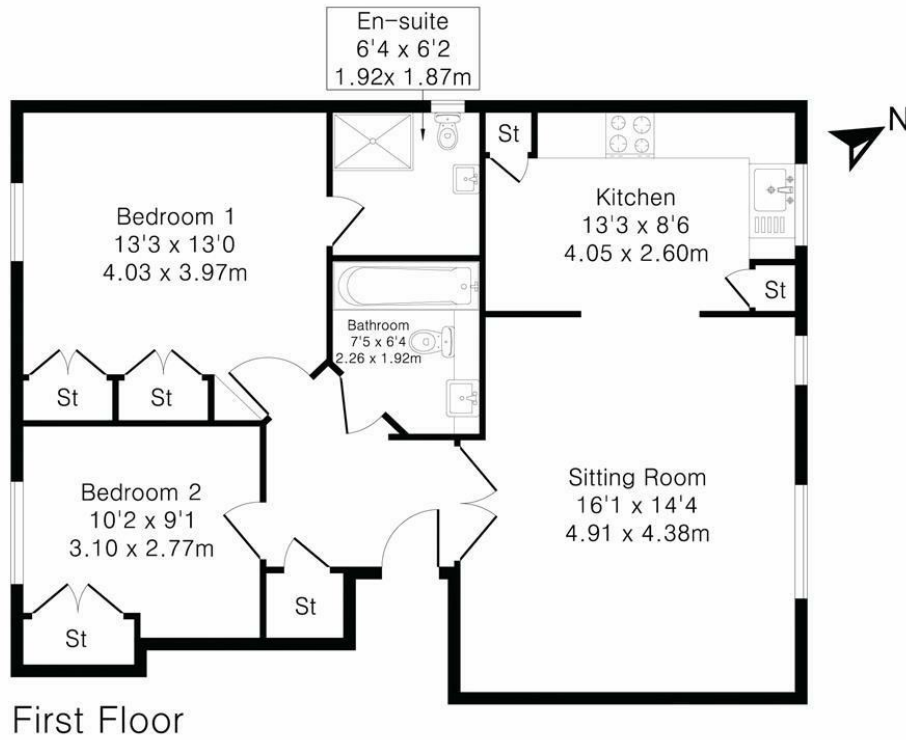
Mobile phone coverage  
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

**Additional information (Part C)**  
The property is located on the first floor and accessed via communal stairs.



# Floorplan

Approximate Gross Internal Area 774 sq ft – 72 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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