



4 Weir Pool Court Silk Lane, Twyford, Berkshire, RG10 9GY

£350,000

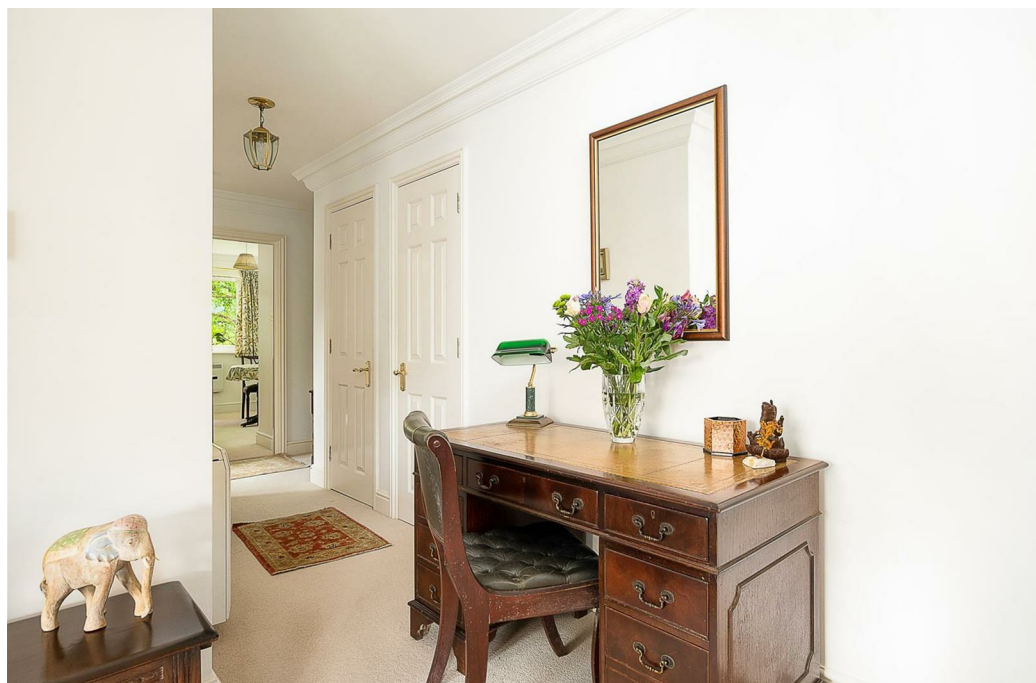
- The perfect location for commuting to London
- Entrance hall with space for a desk
- Covered allocated car parking
- No onward chain
- 2 Double bedrooms and two bathrooms
- Reception room with French doors to outside
- Well maintained gardens
- Principal bedroom with en suite shower
- Fitted kitchen with integrated appliances
- Long lease with 974 years remaining

4 Weir Pool Court Silk Lane, RG10 9GY

The perfect location for commuting to London, yet on the edge of the village with countryside walks on the doorstep. An attractive purpose-built 2-bedroom ground-floor apartment set in an exclusive riverside development built by Berkeley Homes. Gated parking, a private verandah overlooking well maintained gardens, access to riverside lawns. No onward chain.



Council Tax Band: D



ACCOMMODATION

Weir Pool Court is an exclusive development built by Berkeley Homes on the site of the former silk mill at the end of the 20th Century and conveniently situated close to the village centre.

Enter via a private entrance porch and through a part-glazed front door, into a generous carpeted hallway. A double cloak cupboard provides useful storage. Further hallway cupboards house the electricity meters and a hot water tank.

Into the main reception room, a bright comfortable room with dual aspect windows including a view of the River Loddon, and a pair of French doors open to a small covered verandah with space for seating.

There is an opening to the kitchen, with a window to the front. The kitchen features a good range of beech-effect wall and base units with contrasting black work surfaces over, a circular stainless steel sink with a cupboard housing a water softener under and warm coloured tiled walls. There's a diamond pattern tiled floor and a floor-level electric kick-plate heater. Integrated appliances include an electric oven, a 4-ring electric hob with stainless steel splash back and extractor hood over; a microwave, a dishwasher, an under-counter fridge.

Off the inner hall there are doors to the bedrooms.

Bedroom 1 is a generous double bedroom, carpeted, with a window overlooking the river, with a pair of built-in wardrobes. The en suite shower room has tiled walls, a shower cubicle, a low level w.c., a wash hand basin and a heated towel rail.

Bedroom 2 is a double bedroom with a window overlooking the river and has a built-in wardrobe.

The bathroom comprises a panelled bath with shower over and tiled walls, a low level w.c., a wash hand basin and a heated towel rail.

Outside

The property has its own covered brick verandah, with space for a few chairs and pots, and looking over communal gardens to the front. The complex benefits both from a communal lawn area overlooking the Weir Pool to the rear. Within the building there is a first floor interior courtyard, laid out as a sociable communal seating and dining area.

Parking

Through a private gate into a large open garage, where the first parking space on the left is allocated to the flat, making it convenient and secure. There is additional parking to the front of the building.

LOCATION

Living in Twyford

Twyford is a large village located in Berkshire, within easy reach of Reading, Maidenhead, Henley and Wokingham. Amenities include a Waitrose supermarket, Tesco Express, Post Office, and other shops, cafes, and restaurants.

There are good transport links. Twyford railway station is approximately 1/2 a mile away and has an excellent mainline service with regular fast trains to Reading and into London Paddington, with the Elizabeth Line linking East and West London via Paddington. The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west. With regular bus services to the larger local towns.

A bus stop just outside the development offers public transport to Reading, Wokingham and Henley.

Leisure

There are many activities on the doorstep such as cycling and walking in the surrounding countryside. Twyford has two recreation grounds, a tennis club, a bowls club with its own green, and claims to have the oldest Badminton club in the country.

There are riverside walks from the doorstep around the nearby Loddon Nature Reserve. The River Thames is located close-by including boating with marina facilities at Wargrave and Caversham and the annual Wargrave and Shiplake Regatta in August. Local golf clubs include Hennerton, Sonning and Castle Royale Golf Clubs.

Tenure - Leasehold 999 years from 1999.

Service Charge - tbc

Local Authority - Wokingham District Council

Services - Mains water, drainage and electricity

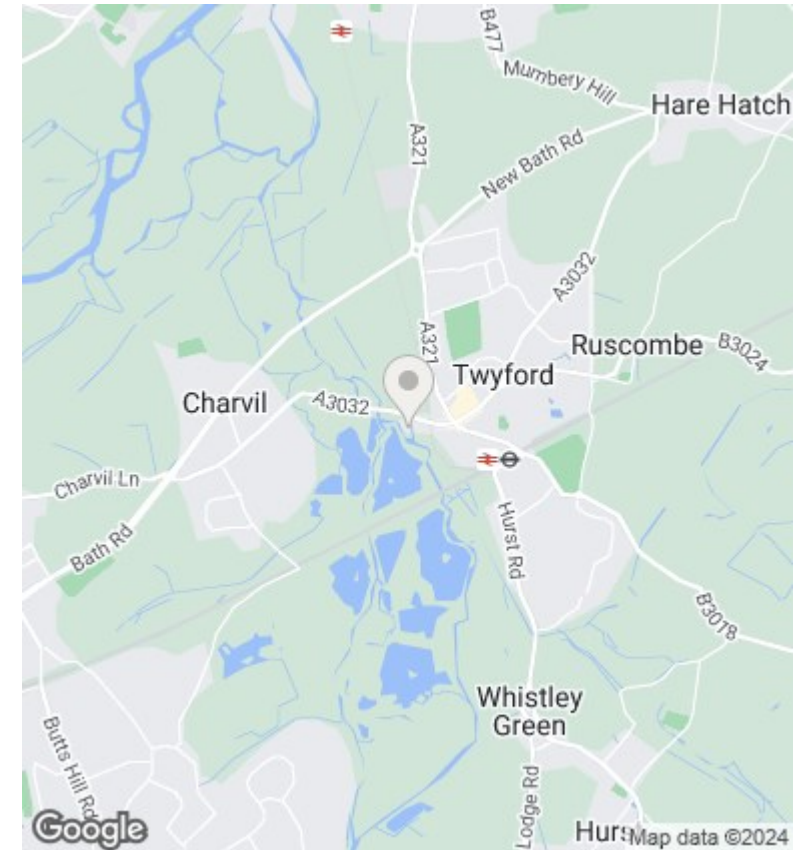
EPC - D

Weir Pool Court, Silk Lane, Twyford, RG10 9GY

Approx. Total Area: 73.0 m² ... 786 ft² (excluding verandah)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.




Directions

Leave Henley over the bridge and bear right into Wargrave Road. Continue for 3 miles to Wargrave. Continue through the traffic lights towards Twyford. At the roundabout on the A4 continue straight over to Twyford. At the lights turn right into High St and after approx 300m turn left into Silk Lane.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 65 | 73 |
| England & Wales | | EU Directive 2002/91/EC  | |