



Bridge Park, Twyford, Berkshire

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## A wonderful, spacious first floor retirement apartment.

Number 12 is a fantastic first-floor retirement apartment with allocated parking and optional living services. Whether residing within Independent Living Apartments or Cottages, assisted living is available.

Set on the edge of the village of Twyford and within walking distance of all local amenities, including Waitrose and Twyford mainline railway station, connecting to central London via the Elizabeth Line. Bridge Park offers a bespoke lifestyle opportunity for the over 55's.



**Guide price:** £615,000

**Tenure:** Leasehold: approximately 117 years remaining

**Local authority:** Wokingham Borough Council

**Council tax band:** D

**Services:** Mains electricity, gas, water and drainage.

The benefit of living at Bridge Park is the level of support, care and services that are provided to make life comfortable and enjoyable for all. The core services offered by the service charge include maintenance of the grounds, external maintenance of the building and communal areas.



## The property

It is located within a purpose-built development of cottages and apartments. You enter the property via a ground-floor front door leading into an entrance hall with stairs rising into the apartment. The property has light and airy accommodation, which comprises two bedrooms, one with an en suite shower room and fitted wardrobes, a good sized reception room, a fully fitted kitchen with integrated appliances, and a cloakroom.

## Situation

Situated on this popular development just a short walk from the centre of Twyford with its variety of shops and amenities as well as cafes, restaurants and pubs. Twyford has an excellent Waitrose supermarket, doctor and dental surgeries. The mainline train station offers regular services to London Paddington and central London via the Elizabeth Line, also a branch line to Henley-on-Thames via Wargrave and Shiplake. Twyford Station 0.5 miles, Henley-on-Thames 5 miles, Reading 6 miles, Central London 36 miles (distances are approximate).



# 12 Bridge Park, Twyford, Berkshire



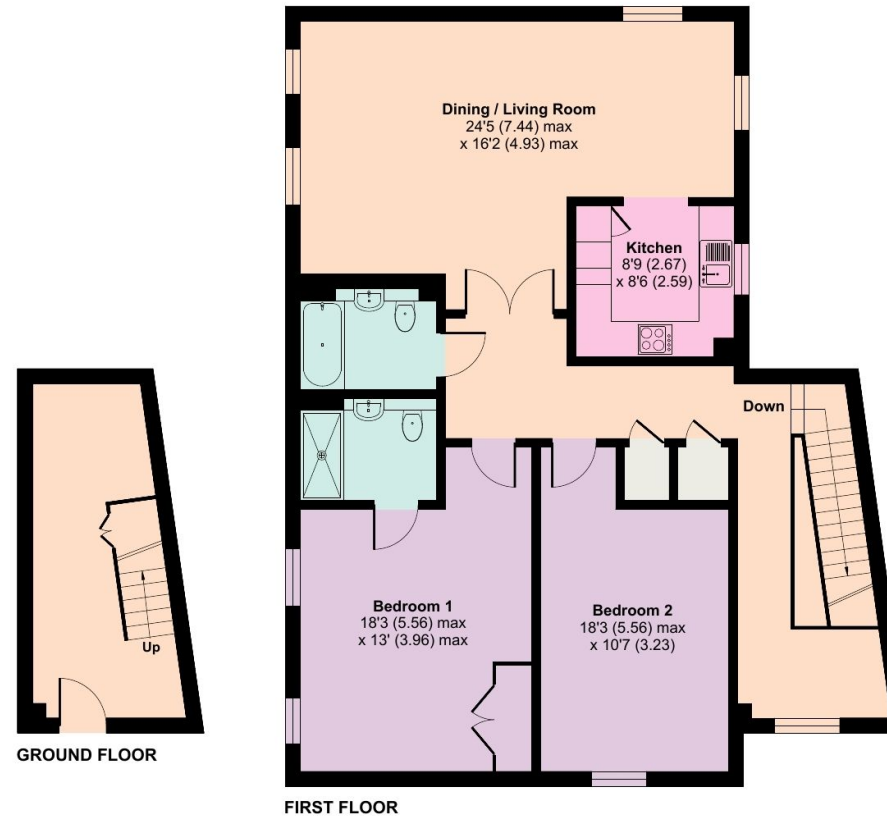
## Directions (RG10 9BB)

From Knight Frank's office on Thameside, proceed to the traffic lights turning left to cross the bridge. Turn right on to Wargrave Rd/A321 and continue through Wargrave. After approximately 4 miles at the roundabout, take the 2nd exit to Wargrave Rd/A321 and continue following A321 for 1 mile. At the crossroads in the centre of Twyford, turn right on to The High Street, Bridge Park will be found after a couple of hundred yards on the right-hand side.

Please contact Knight Frank for further information regarding service charges, ground rent and transfer fees.

## Bridge Park, Twyford, Reading

Approximate Area = 1312 sq ft / 121.8 sq m  
For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2023. Photographs and videos dated September 2023.

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