



Bridge Park, Twyford, Berkshire



A delightful first floor retirement apartment

Number 7 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'



Guide price: £585,000

Tenure: Leasehold: approximately 117 years remaining

Local authority: Wokingham District Council

Council tax band: D

Services: All main services

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 spacious hallway with 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).

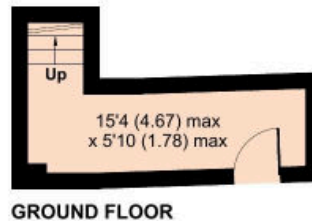


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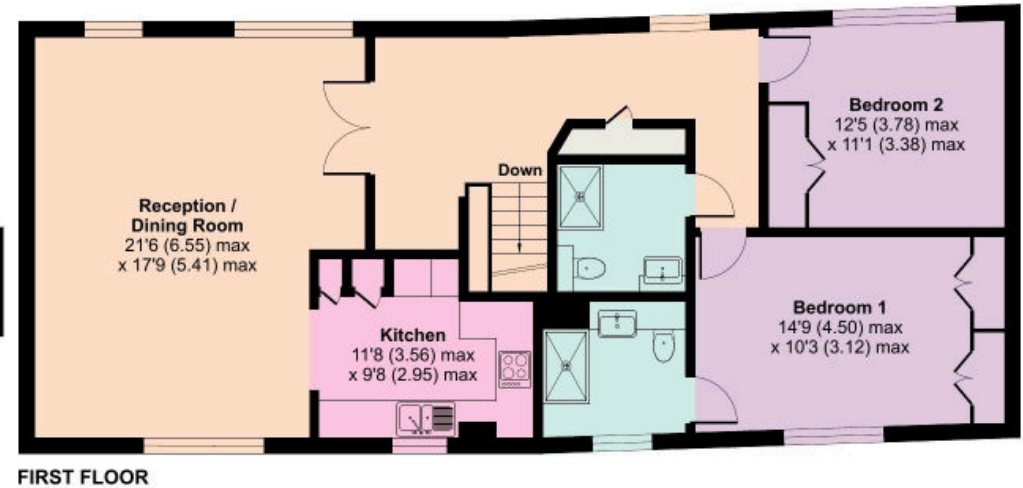
Bridge Park, Berkshire
Approximate Area = 1194 sq ft / 110.9 sq m
For identification only - Not to scale

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.



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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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