

The Estate Agent People Recommend



Flat 17, Loddon House London Road,  
Ruscombe  
RG10 9BW

Price guide £529,995



Wentworth Estate Agents have pleasure to offer a TWO DOUBLE BEDROOM 1010 square foot RETIREMENT APARTMENT WITH LARGE 19ft BALCONY and located on the UPPER GROUND FLOOR. The property is equipped to a high standard including a fitted kitchen with integrated NEFF appliances, master bedroom with shower ensuite and walk in wardrobe, a further double bedroom with walk in wardrobe, double glazed windows and STORAGE CUPBOARDS. The shower rooms are fitted with high quality fittings and white sanitary ware. The property also benefits with a large balcony with access from the master bedroom and living room, which also has a Juliette balcony. The apartment enjoys an ALLOCATED PARKING SPACE.

Surrounded by beautiful landscaped gardens to enjoy being fully maintained for the residents.

Twyford has a lot to offer including Waitrose, Post Office, Tesco Express, Costa, dentists, opticians, Chemists, various restaurants and pubs. The Doctors surgery is located a short distance from Loddon House on the London Road.

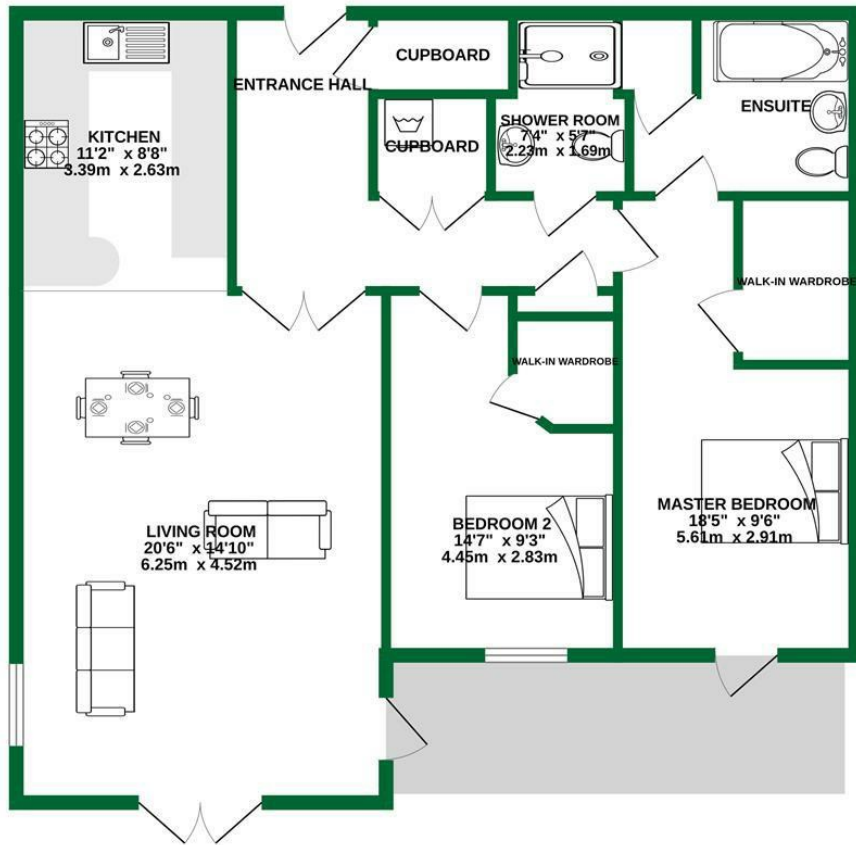
There is a mainline station within the village which can take you to Reading or Maidenhead in a matter of minutes with London being about 30-40 minutes away. There are also regular bus services available within the village. Close by is beautiful Berkshire countryside with many fine walks to be enjoyed and of course the River Loddon and Thames.

Annual Service charge £3801.72

Ground Rent £495pa



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

- TWO BEDROOM FLAT 1010 SQ FT
- UPPER GROUND FLOOR
- LARGE 19ft BALCONY
- LARGE LIVING / DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WALK IN WARDROBES
- TWO FULL TILED BATHROOMS
- STORAGE CUPBOARD
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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