

The Estate Agent People Recommend



10, River Court Old Bath Road,
Charvil
RG10 9QB

Price guide £375,000



WentWorth Estate Agents are delighted to offer this luxurious, well-appointed first-floor 2-bedroom apartment in a sought-after development, available with no onward chain.

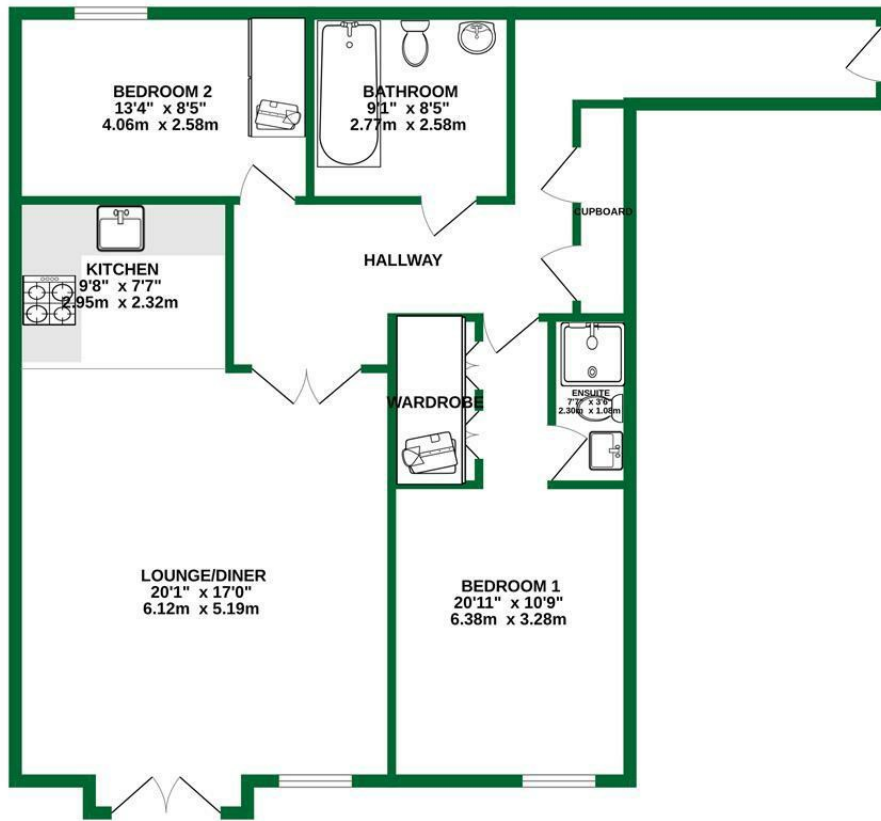
Ideally located within the catchment areas for Polehampton Infant and Junior, Charvil Piggott Primary, and Piggott Secondary schools, this property is just 1 mile from Twyford mainline railway station, providing access to London Paddington, the Elizabeth Line, and Reading. It is also within a 0.80 mile walk of local shops, cafes, Waitrose, Tesco, pharmacies, restaurants, three public houses, and numerous other amenities.

The apartment is accessed via a secure entry system and is situated on the first floor. It features a spacious entrance hall, a modern open-plan kitchen with under-cabinet lighting and fully integrated appliances, which flows into a dining area that accommodates a large dining table. The living room includes a Juliet Balcony. The master bedroom has an en-suite shower room and there is a second bedroom with fitted wardrobes, as well as a main bathroom.

Additional benefits include communal grounds, allocated and guest parking, new electric heating, and new UPVC double-glazed windows in the smaller windows.

EPC rating C

GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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

- LUXURY TWO BEDROOM APARTMENT
- MODERN FINISH
- FULLY EQUIPPED INTERGRATED APPLIANCES
- OPEN PLAN LIVING
- MASTER BEDROOM WITH ENSUITE
- NEW ELECTRIC HEATERS
- 1021 .SQ.FT
- SECURE ENTRY SYSTEM
- ALLOCATED AND GUEST PARKING
- LEASEHOLD



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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.