

The Estate Agent People Recommend

# WentWorth

## Estate Agents

17 Old Silk Mill Silk Lane,  
Twyford  
RG10 9GA

**Price guide £195,000**



Situated on the banks of the River Loddon is this beautifully presented 1 BEDROOM FIRST FLOOR apartment for the over 55's located in the Old Silk Mill. The property enjoys superb views over the Loddon to the Nature Reserve beyond.

The apartments are serviced by both stairs and a lift and enjoy a residents lounge. Outside are well maintained communal gardens and ample residents parking.

The Living room is double aspect and is very light and airy and this and the double bedroom has the delightful views to the rear. The kitchen is well equipped and is large enough to house a small table if required.

Located a short walk from Twyford village centre which enjoys a range of shops including Waitrose and Tesco Express along with cafes, restaurants and pubs. The mainline railway station offers a service to Reading, Henley on Thames and London Paddington and is on the Elizabeth line. There is a regular bus service to Reading, Wokingham and Henley.

Leasehold 125 years from 1999 (100 years remaining)

Ground rent £339.92 pa

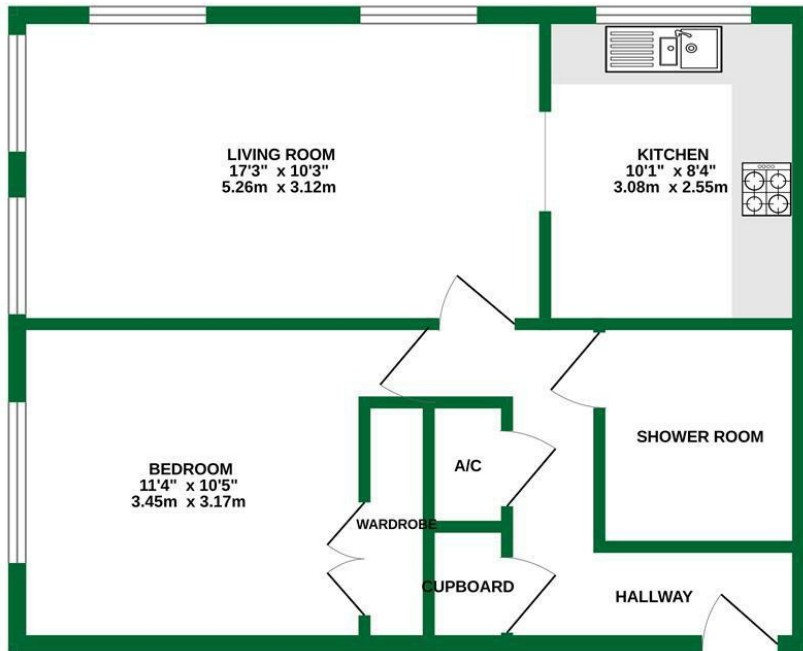
Service Charge. £3618.24 pa

EPC rating B

Council tax band C



GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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

- SUPERBLY PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT
- OVER 55's
- SUPERB VIEWS OVER THE RIVER TO NATURE RESERVE
- AMPLE RESIDENTS PARKING
- WELL MAINTAINED COMMUNAL GROUNDS
- WALKING DISTANCE TO VILLAGE CENTRE
- MAINLINE STATION AND REGULAR BUS SERVICE IN VILLAGE



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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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