

The Estate Agent People Recommend



Flat 5 Lawrence Court The Grove,  
Twyford  
RG10 9JQ

**Price guide £265,000**



Nestled in the charming village of Twyford, this delightful one-bedroom first-floor apartment offers a perfect blend of modern living and convenience. Situated in the heart of the village, residents will enjoy easy access to a variety of local shops, cafes, and amenities, making daily errands a breeze.

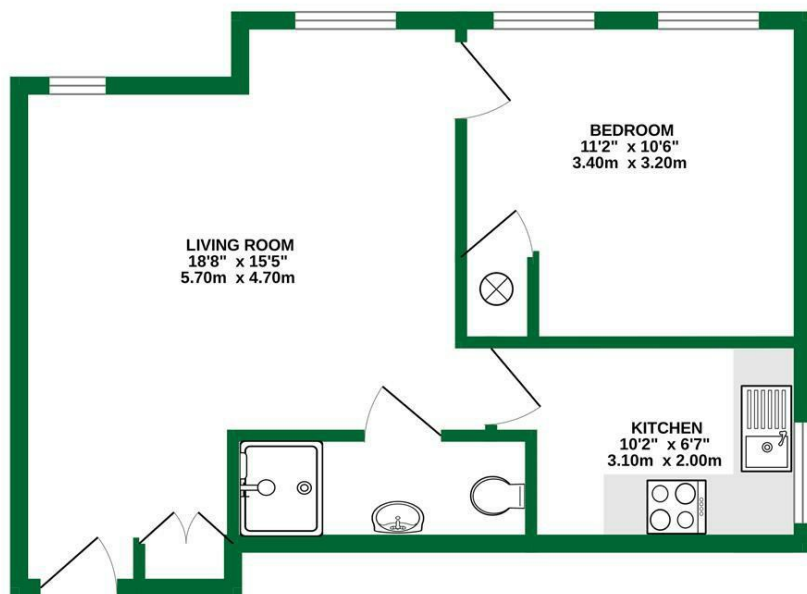
The apartment boasts a well-designed layout that maximises space and light, creating a warm and inviting atmosphere. The bedroom is generously sized, providing a comfortable retreat, while the living area is ideal for relaxation or entertaining guests.

One of the standout features of this property is the gated parking, ensuring both security and peace of mind for residents. Additionally, the apartment is within walking distance to the railway station, making it an excellent choice for commuters seeking a quick and easy journey into Reading or London Paddington with the additional benefit of the Elizabeth Line.

This property presents a wonderful opportunity for first-time buyers or those looking to downsize, offering a low-maintenance lifestyle in a vibrant community. With its prime location and desirable features, this apartment is not to be missed.

EPC rating B  
Council tax band C  
Leasehold - With 85 years remaining

GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA - 431 sq.ft. (40.1 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

- ONE BEDROOM FIRST FLOOR APARTMENT
- HEART OF THE VILLAGE LOCATION
- WALKING DISTANCE TO RAILWAY STATION AND SHOPS
- GATED PARKING WITH ALLOCATED PARKING SPACE
- SPACIOUS LIVING ROOM
- NO ONWARD CHAIN
- Ground Rent - £150.00 per year
- Service Charge - £1,393.00 per year
- EPC - B



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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.

