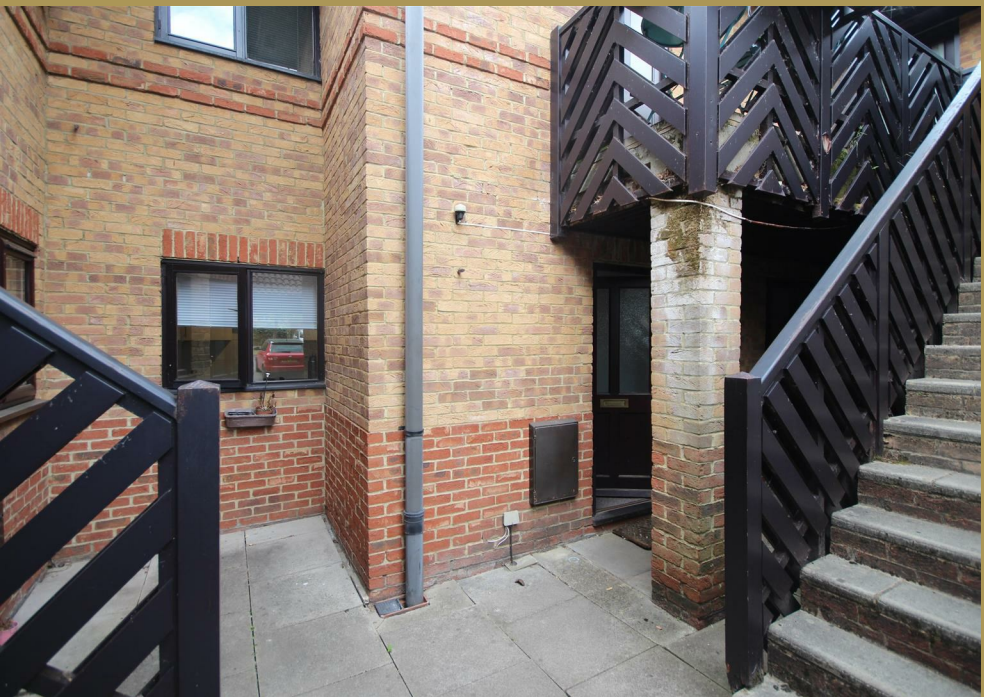


The Estate Agent People Recommend



Flat 7 St Swithins Court Polehampton  
Close,  
Twyford  
RG10 9RP

**Price guide £225,000**



Situated in the popular area of Polehampton Close, Twyford, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Built in 1987, the property boasts good-sized rooms that create a welcoming atmosphere, ideal for both relaxation and entertaining.

The apartment features a well-appointed reception room, providing a versatile space that can be tailored to your lifestyle. The bedroom is spacious enough to accommodate your needs, while the bathroom is designed for practicality and ease of use and has a window. There is a good sized kitchen with ample cupboard space and it also enjoys a window.

One of the standout features of this property is the ample residents' parking, ensuring that you and your guests will always have a convenient place to park. Additionally, the location is a significant advantage, as it is within walking distance to local shops and the train station, making commuting and daily errands a breeze.

This apartment is an excellent opportunity for first-time buyers, investors or those looking to downsize, offering a comfortable living space in a desirable area. With its appealing features and prime location, this property is not to be missed.

EPC rating D

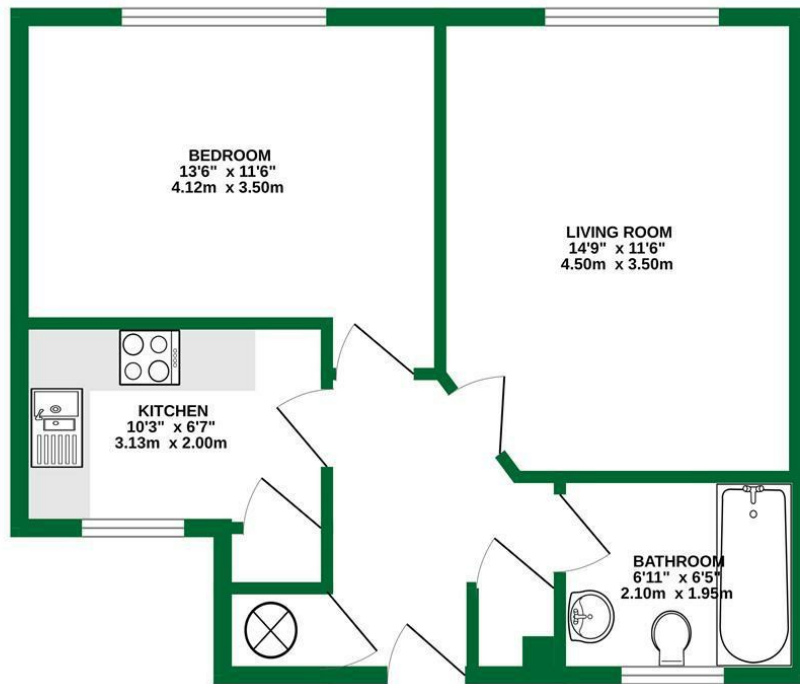
Council tax band C

Leasehold 999 years from 1987 so 961 years remaining.

Annual service charge £1380pa.



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 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

- GROUND FLOOR APARTMENT
- CENTRAL VILLAGE LOCATION
- 1 DOUBLE BEDROOM
- GOOD SIZED LIVING ROOM
- AMPLE RESIDENTS PARKING
- WALKING DISTANCE TO SHOPS AND STATION



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
t: 0118 934 0027 e: twyford@wentworthea.com

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.

