

The Estate Agent People Recommend



Flat 3 Baldwin Court Longfield Road,
Twyford
RG10 9AH

Price guide £237,500



Nestled in the charming area of Twyford, Reading, this delightful flat on Longfield Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests.

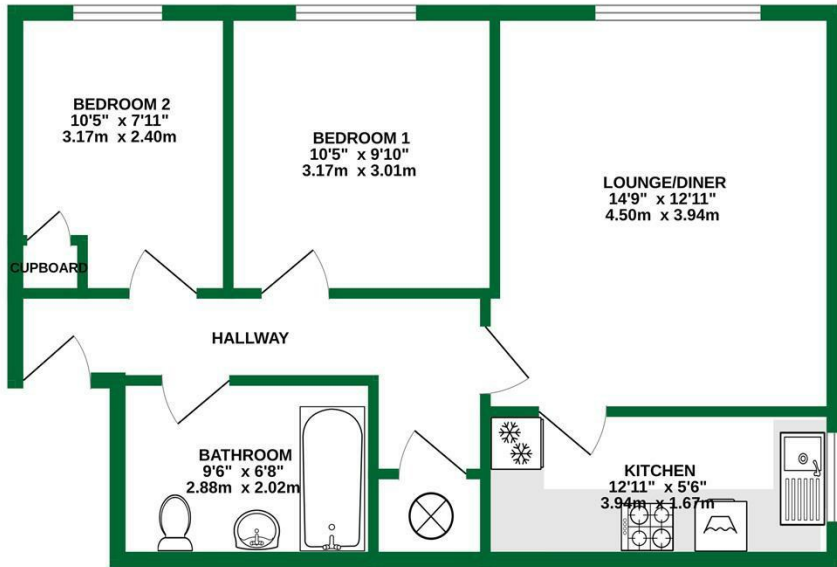
The modern bathroom is designed with functionality in mind, ensuring a pleasant experience for daily routines. The property also boasts the added benefit of parking for two vehicles, a rare find in this desirable location, making it an excellent choice for those with multiple cars or visitors.

Twyford is known for its friendly community atmosphere and excellent local amenities, including shops, cafes, and schools. The area is well-connected, with easy access to public transport, allowing for a straightforward commute to Reading and London Paddington and the Elizabeth Line.

This flat presents a wonderful opportunity for anyone looking to settle in a vibrant yet tranquil neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely flat your new home.

No onward chain
Lease - 100 Years remaining with share of freehold
Service Charge - £2,041.20
Council Tax Band - C

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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 DOUBLE BEDROOM GROUND FLOOR FLAT WITH LOFT SPACE AND NO FLAT ABOVE
- NO ONWARD CHAIN
- FULLY RE-FURBISHED
- NEW KITCHEN
- NEW BATHROOM
- TWO PARKING SPACES
- COMMUNAL GARDENS
- WALKING DISTANCE TO TWYFORD MAINLINE RAILWAY STATION AND CENTRE
- CLOSE TO A LOCAL SHOP AND PHARMACY
- LEASEHOLD WITH SHARE OF FREEHOLD



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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.

