

The Estate Agent People Recommend



9 West Court West Drive,  
Sonning  
RG4 6GL

**£450,000**



WentWorth Estate Agents have pleasure in offering to the market a TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, in one of the area's most prestigious private roads. Set within glorious maintained grounds of approximately two acres on the outskirts of Sonning Village.

The property is approached through electric gates with an allocation of two parking spaces and more than enough visitor spaces. The apartment is on the first floor of the first building, with fabulous views from the kitchen and living room of the well kept grounds.

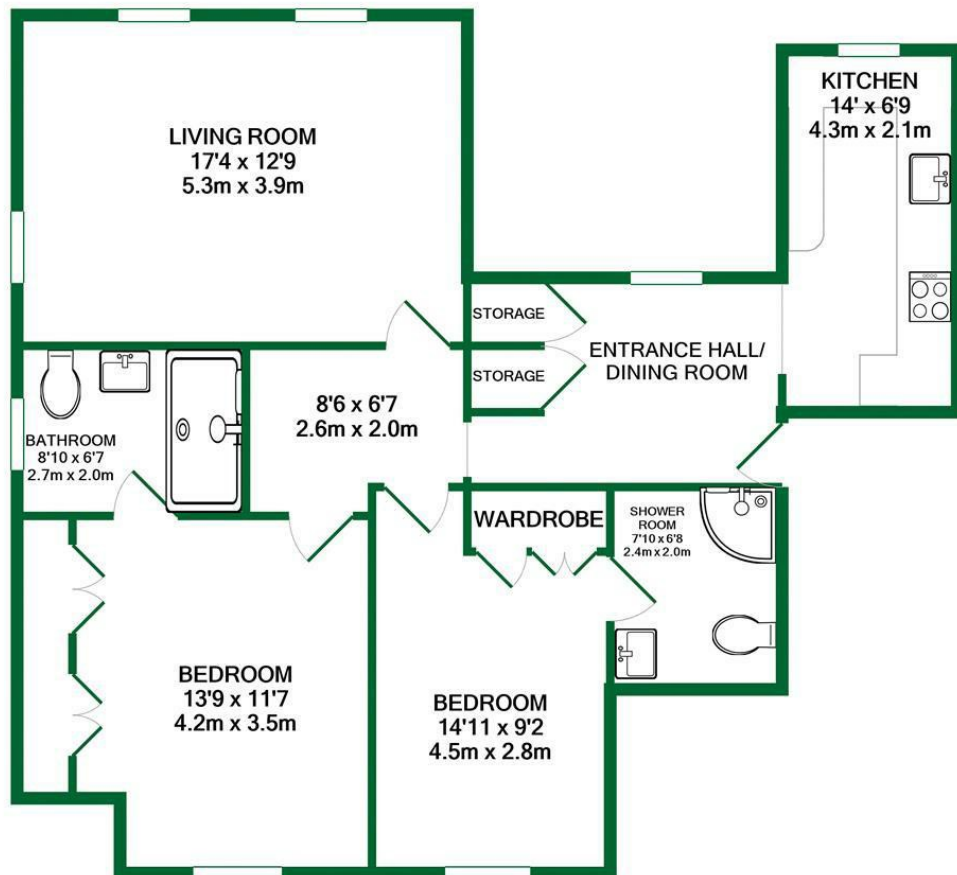
Accommodation comprises of a modern kitchen with plenty of eye and base level units, double oven with electric hob and extractor fan, integrated dishwasher, american style fridge/freezer and integrated washing machine. Dining room is off the kitchen with storage cupboards and looking onto the grounds, large living room with dual aspect windows. Master bedroom with double fitted wardrobes and a newly refurbished en-suite walk in shower room and a further double bedroom with ensuite bathroom.

The property further benefits with lift access, UPVC double glazed windows, underfloor heating throughout, ample storage and a new mega flow system.

Located within 2.5 miles from Twyford and 3.5 miles from Reading Town Centre both with mainline stations serving London Paddington and soon to be on the Elizabeth Line accessing the City of London and Canary Wharf.

EPC Rating C





TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 FLAT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZE DINING ROOM
- DUAL ASPECT LIVING ROOM
- UNDER FLOOR HEATING
- NEW MEGA FLOW WATER SYSTEM
- MODERN AND BRIGHT
- VIEWS TO THE BEAUTIFUL GROUNDS
- PARKING FOR 2 CARS
- LOCK UP STORAGE AREA

