

The Estate Agent People Recommend



Flat 34 St Swithins Court Polehampton
Close,
Twyford
RG10 9RP

£895 Per calendar month



Nestled in the charming village of Twyford, this delightful ground floor flat on Polehampton Close offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a peaceful retreat in a vibrant community.

The flat features a welcoming reception room, providing a cosy space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort. Residents will appreciate the ease of access to essential amenities, as the village centre is just a short stroll away. Here, you will find a variety of shops, cafes, and local services, making daily errands a breeze.

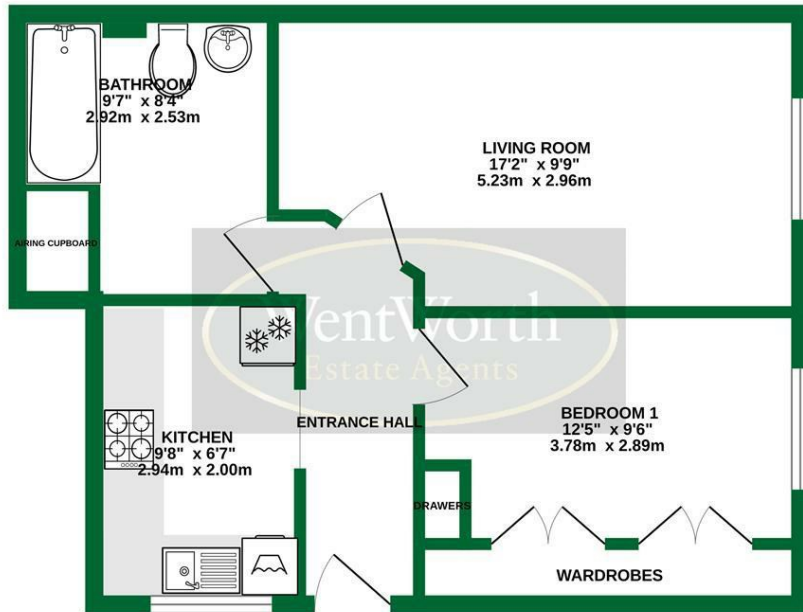
For those who commute, the nearby train station is within walking distance, offering excellent transport links to Reading and London Paddington and is also on the Elizabeth line.. This makes the property particularly appealing for professionals or anyone who enjoys the convenience of easy travel.

Additionally, the flat benefits from residents parking, a valuable feature in this sought-after area. The residents' parking ensures that you will always have a secure place for your car.

In summary, this one-bedroom flat in Twyford presents an excellent opportunity for those looking to enjoy village life while remaining well-connected to urban amenities. With its prime location, comfortable living space, and convenient parking, this property is not to be missed.

EPC rating C
Council tax band C
Holding deposit £206.53
Deposit £1032.69

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 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 is given to their operability or efficiency can be given.
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ACCOMMODATION

- 1 BEDROOM
- GROUND FLOOR
- VILLAGE CENTRE LOCATION
- WALKING DISTANCE TO SHOPS AND STATION
- RESIDENTS PARKING
- AVAILABLE MID NOVEMBER UNFURNISHED



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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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