



HUNT & NASH

Est. 1938

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6 Springfield Court, Springfield Park, Twyford Berkshire RG10 9JJ

**SPACIOUS SPLIT LEVEL MAISONETTE
TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
GENEROUS SITTING ROOM WITH SOUTH FACING BALCONY
SEPOARATE DINING AREA: FITTED KITCHEN: BATHROOM
NO ONWARD CHAIN: EASY ACCESS TO VILLAGE CENTRE AND TRAIN STATION
REMAINDER 999 YEARS UNEXPIRED LEASEHOLD INTEREST
£50 PER MONTH MAINTENANCE CONTRIBUTION: COUNCIL TAX BAND C: EPC RATING C**



Recently redecorated split level maisonette arranged over three floors offering spacious accommodation in a sought after location within walking distance of Twyford mainline railway station. (Elizabeth Line)

A private front door from street level then leads upstairs to the first floor and a spacious front aspect sitting room with a south facing balcony and a separate dining area leading to a semi open plan kitchen. The kitchen is fitted with a range of matching wall and base units above and below fitted work surfaces with space for the usual appliances.

On the second floor there are two double bedrooms, one at the front and one to the rear, each with built in wardrobes. A family bathroom fitted with a white suite compliments both bedrooms.

The property is surrounded by well maintained communal garden and enjoys a rear view over a neighbouring lake. A single garage is also conveyed with this property and there is parking for residents outside.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to London Paddington and The City. There are several highly rated Primary and Secondary schools nearby including The Piggott School at Wargrave and there is delightful countryside surrounding the village. The larger town centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible, as are both the M4 & M40.

HMRC Anti Money Laundering

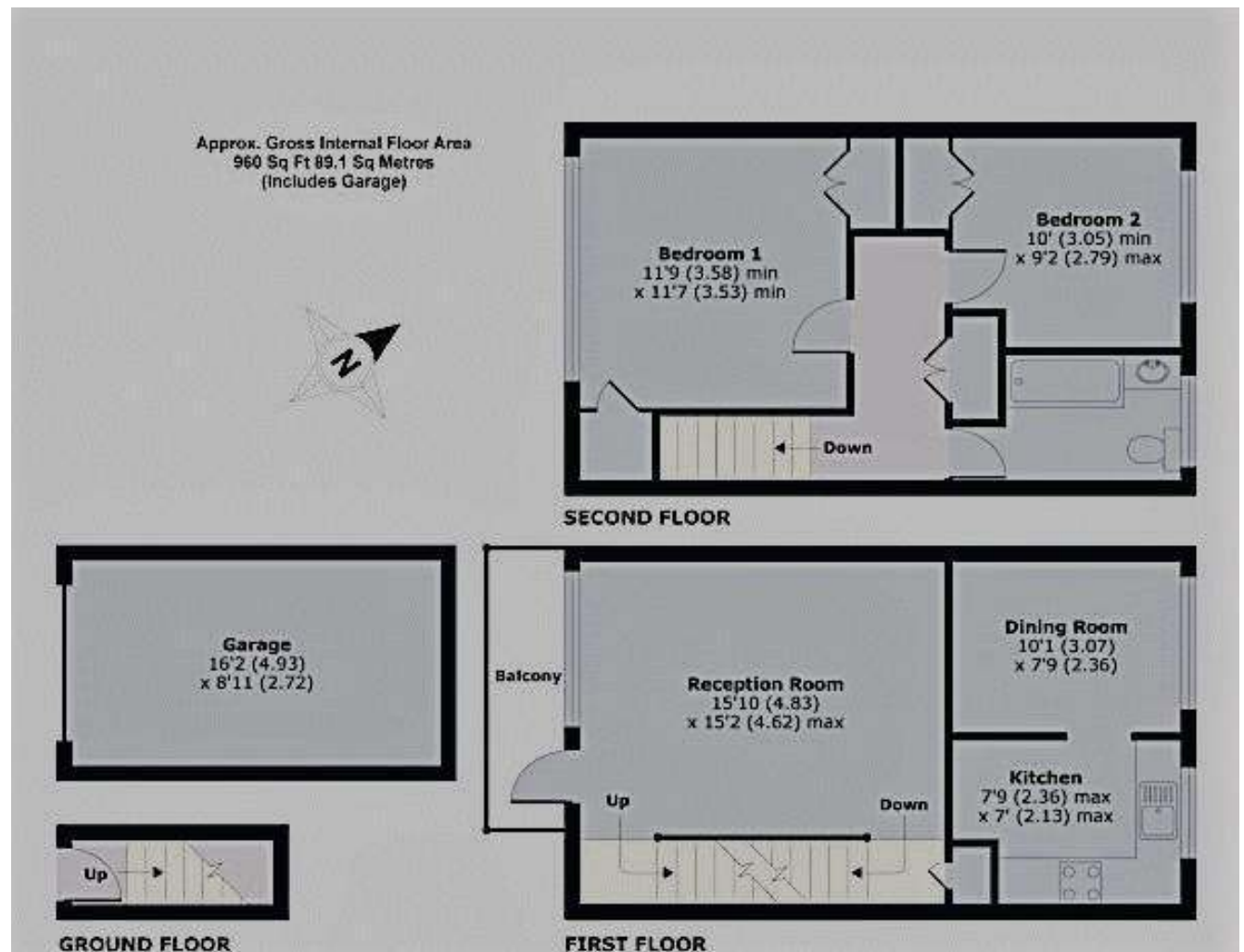
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

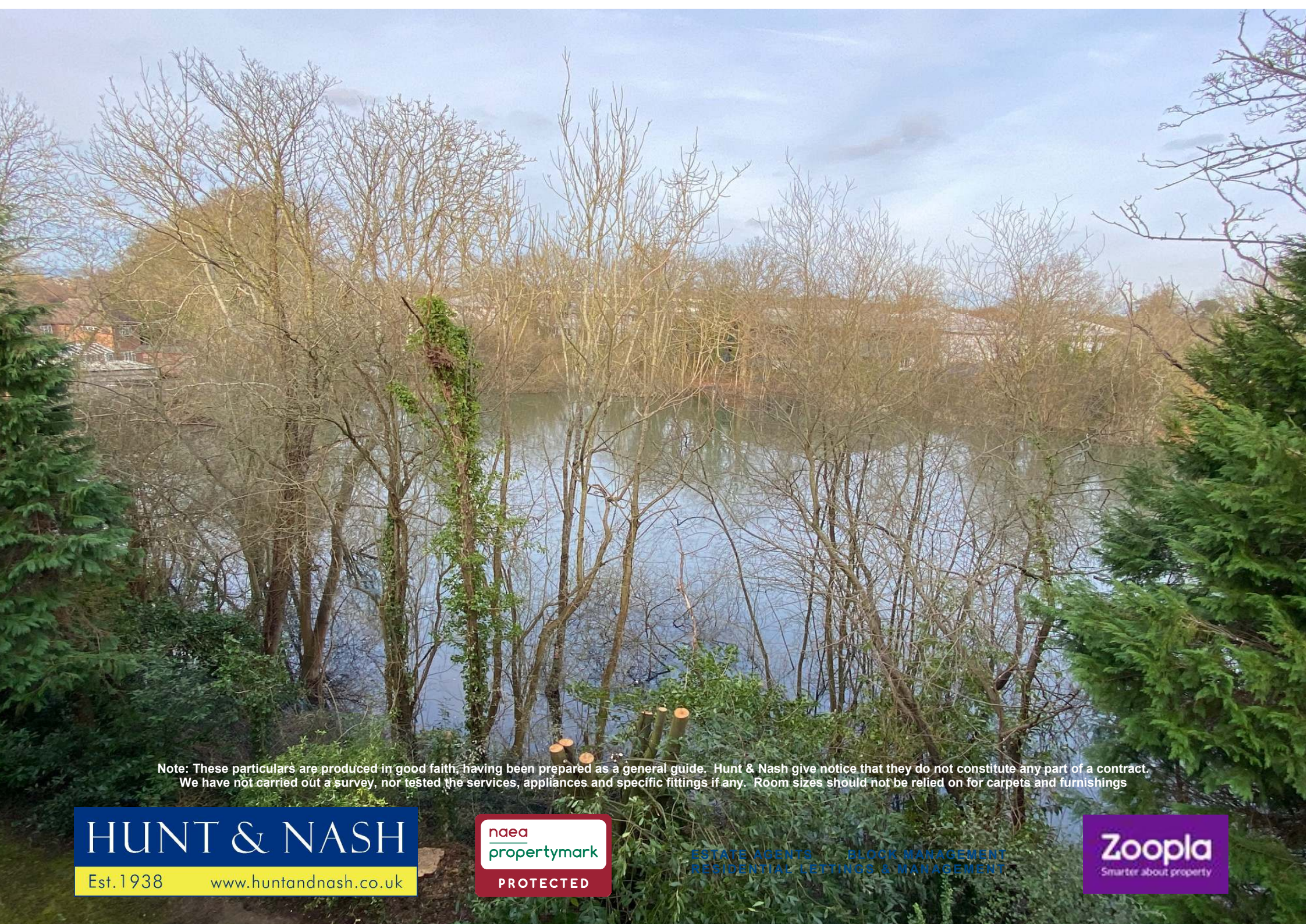
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £299,950 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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