

HUNT & NASH

Est. 1938

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20 Weirpool Court, Silk Lane, Twyford, Berkshire RG10 9GY

**SPLIT LEVEL APARTMENT OVER FIRST AND SECOND FLOORS
SITTING ROOM WITH 7m BALCONY: SEPARATE KITCHEN
MASTER BEDROOM WITH EN SUITE SHOWER ROOM: SECOND DOUBLE BEDROOM
BATHROOM: CENTRAL COMMUNAL COURTYARD: COMMUNAL RIVERSIDE GARDENS
SECURE GATED UNDERGROUND PARKING: IDEAL LOCATION
NO ONWARD CHAIN: COUNCIL TAX BAND D: EPC RATING C**



Arranged over two floors, with a private front door from the enclosed communal courtyard, this split level apartment affords fabulous views from a 7m balcony and is offered for sale with immediate vacant possession and no onward chain.

Stairs from the first floor rise up to the spacious second floor entrance hall where there are a couple of useful storage cupboards and doors to all rooms. The sitting room enjoys a double aspect with views of the River Loddon and there are double doors that open on to a 7m covered balcony. Off the sitting room is the kitchen that is fitted with a range of matching wall and base units comprising cupboards and drawers above and below fitted work tops with space for the usual appliances.

The main bedroom again overlooks the River Loddon and has a fitted double wardrobe and an en suite shower room. The second double bedroom also has a fitted wardrobe and is complemented by an adjacent bathroom.

The well maintained riverside gardens are to be enjoyed by the residents as is a central paved courtyard with lovely garden furniture and manicured shrubs.

Below the building is a secure underground parking area, behind electric gates, with allocated parking for the apartment.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to Paddington and The City. There is delightful countryside surrounding the village yet the large 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.

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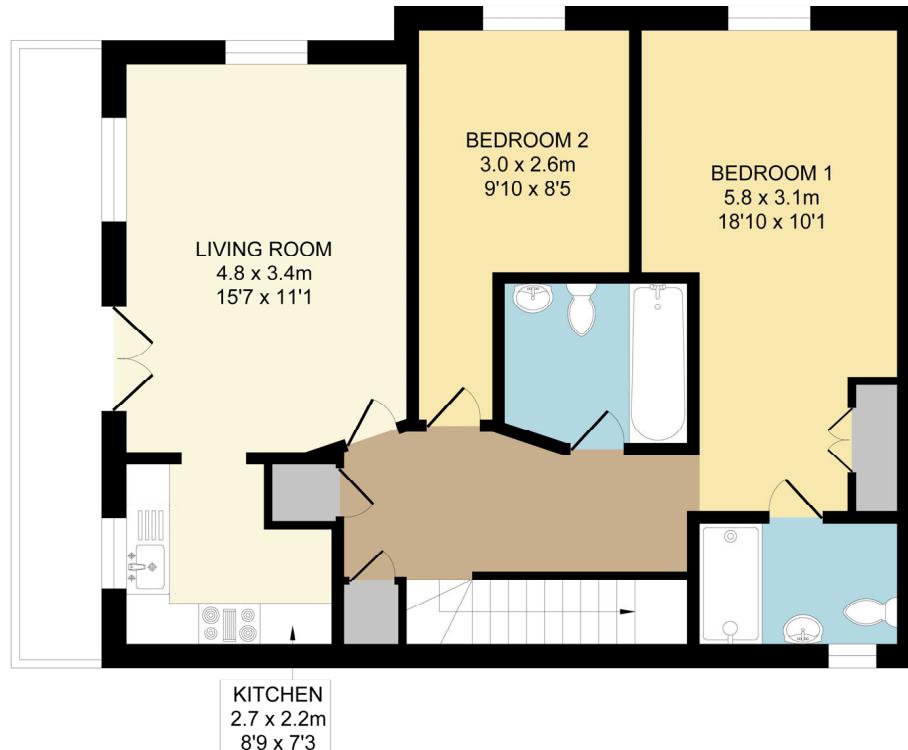
GUIDE PRICE . . . £325,000 . . . LEASEHOLD

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

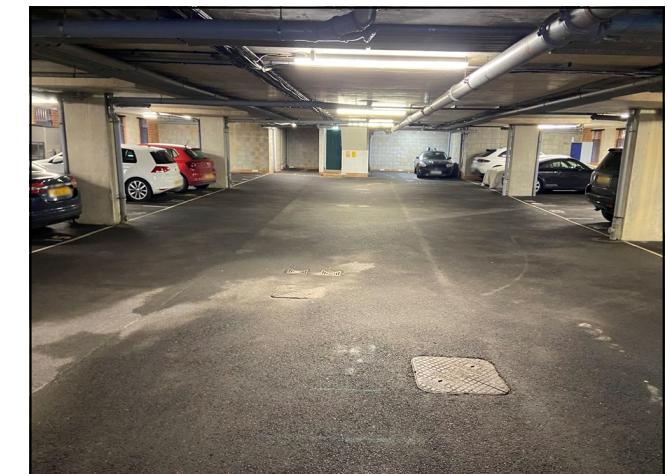
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All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk



LEASEHOLD WITH 971 YEARS REMAINING: ANNUAL SERVICE CHARGE APPROX. £2363 PER ANNUM





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