

HUNT & NASH

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FOR SALE

7 Church Court

Twyford, Reading, RG10 9ET

£285,000

 1  1  1  C Tax Band C

Well presented first floor apartment, located in the heart of the village and a short walk to Twyford mainline train station. The property benefits from an open plan kitchen with breakfast bar, slimline dishwasher, washing machine, fridge and freezer, double bedroom with Juliet balcony and modern white bathroom suite with contrasting tiles. The property offers one allocated parking space and additional visitors parking, communal gardens and bike store. EPC Energy Rating C. Council Tax Band C. To view, please contact 01628 522568.



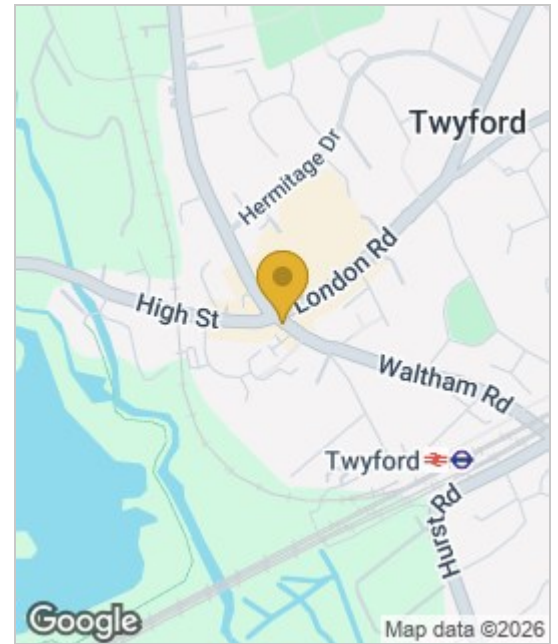
Ideally located in the centre of Twyford village, just a short walk from a variety of local shops, cafes and restaurants, as well as Tesco and Waitrose supermarkets. There is also a gym, two chemists, post office and general store, travel agents, dry cleaning and laundry services, plus a number of beauty salons and barbers.

The Elizabeth Line train station at Twyford offers regular services to Central London (Paddington) and Crossrail services to The City. There are also services to Reading and also a branch line to Henley on Thames.

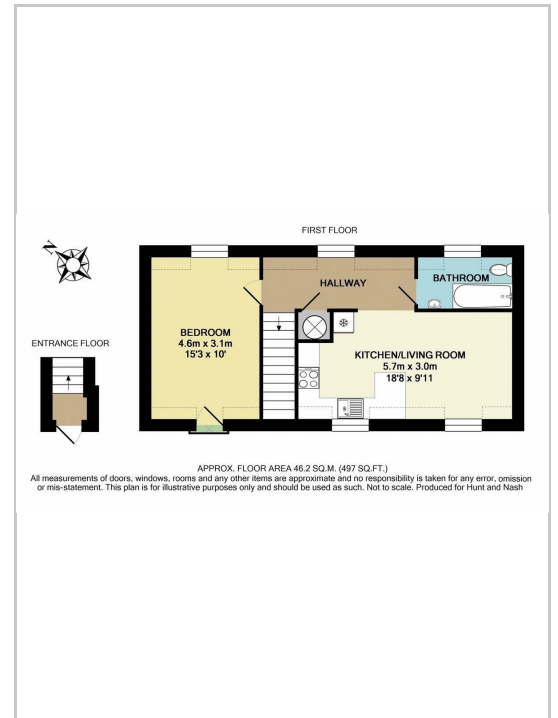
Reading town centre is just 6 miles distance offering excellent choice of shopping and entertainment facilities including the Oracle shopping centre with its riverside walk with several bars and restaurants plus a multi-screen cinema, with the Hexagon theatre also located in the centre of the town.

For those with sporting interests, the local area has numerous clubs and facilities including cricket, football and tennis Twyford, golf, hockey and rugby at Sonning, golf and health club at Knowl Hill, and boating and sailing on the Thames at Wargrave.

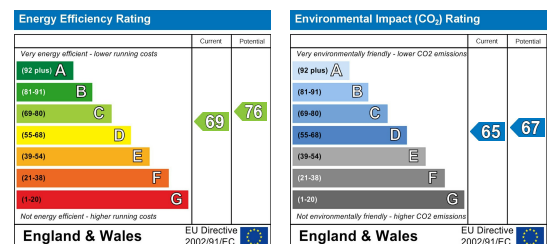
Area Map



Floor Plan



Energy Efficiency Graph



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