The Estate Agent People Recommend

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Estate Agents

25 St Swithins Court Polehampton Close, Twyford RG10 9RP

Offers in excess of £240,000

Welcome to this superbly improved ground floor flat located in the charming village of Twyford. Situated in the desirable Polehampton Close, this modern apartment, built in 1987, offers a perfect blend of comfort and convenience.

As you enter into the hall you will be greeted by a spacious double aspect reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The newly renovated bathroom is a standout feature, complete with a full-size bath and a high-pressure shower, perfect for unwinding after a long day.

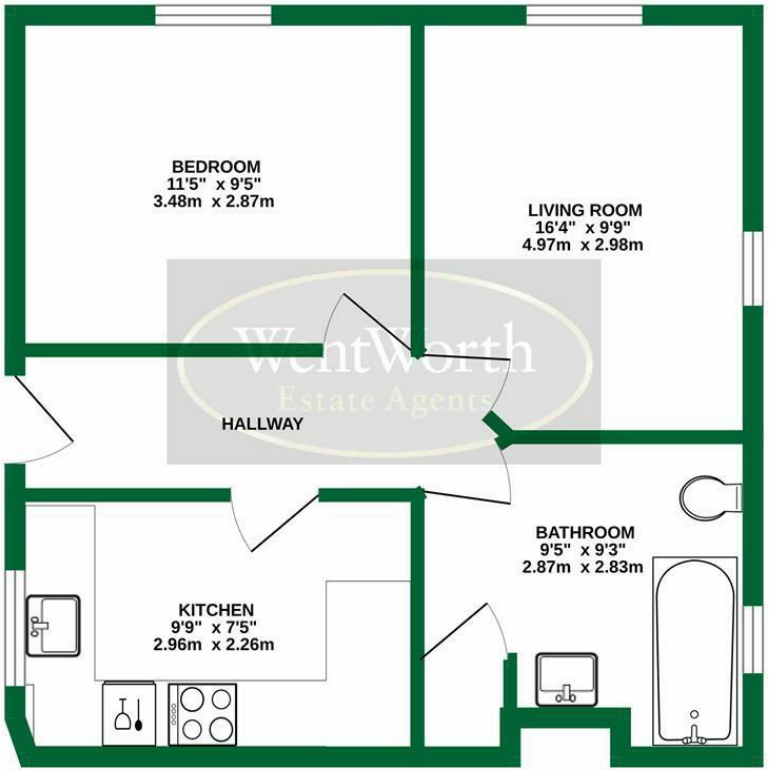
The kitchen is equipped with modern appliances, making it a delightful space for culinary enthusiasts. Throughout the flat, you will find stylish Woodpecker flooring that adds a touch of elegance and is easy to maintain. The new Dimplex electric radiators ensure that the flat remains cosy and warm during the colder months.

Situated in the heart of the village, this property benefits from residents' parking, providing convenience for both you and your guests. The location offers easy access to local amenities, shops, and station on the Elizabeth line making it an ideal choice for those seeking a vibrant community atmosphere.

This ground floor flat is perfect for first-time buyers, professionals, or those looking to downsize. With its modern features and prime location, it presents an excellent opportunity to enjoy comfortable living in Twyford. Do not miss the chance to make this delightful property your new home. NO ONWARD CHAIN. POTENTIAL RENTAL YIELD 5.75-6% PER ANNUM

EPC rating D
Council tax band C
Leasehold with 960 years remaining.

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



ACCOMMODATION

- SUPERB IMPROVED GROUND FLOOR FLAT
- NEW BATHROOM WITH FULL SIZE BATH AND HIGH PRESSURE SHOWER
- WREN KITCHEN WITH INTERGRATED APPLIANCES
- CENTRAL LOCATION WITH RESIDENTS PARKING
- EASY ACCESS TO RAILWAY STATION
- LEASEHOLD WITH 960 YEARS REMAINING
- ANNUAL SERVICE CHARGE £1380.00
- ANNUAL GROUND RENT CHARGE £188.36
- NO ONWARD CHAIN
- POTENTIAL RENTAL YIELD 5.75-6% pa

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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.