

TWYFORD, Berkshire



**A spacious ground floor “retirement” apartment overlooking the communal gardens
COMMUNAL ENTRANCE WITH LOUNGE, KITCHEN AND CLOAKROOM
PRIVATE HALLWAY: LIVING ROOM: KITCHEN
DOUBLE BEDROOM: BATHROOM
NIGHT STORAGE HEATING: DOUBLE GLAZING
COMMUNAL GARDENS: CAR PARKING: NO ONWARD CHAIN
PRICE...£169,950...LEASEHOLD**

5 Haydon Court TWYFORD, Berkshire, RG10 9EP

A larger than average ground floor apartment in a quiet position in this “retirement development”. Ideally situated for access to the village shops including Waitrose and station. Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants, pubs and mainline station to Paddington (approx 30 minutes). There is delightful countryside surrounding the village with several picturesque hamlets yet the large centres of Reading, Maidenhead, Bracknell and Wokingham are easily accessible along with both the M4 & M40.

Directions: From our offices proceed along Waltham Road and Haydon Court will be found on the right before the pedestrian crossing.

GROUND FLOOR

Communal Entrance: Security entry telephone.

Communal Lounge: An area for those wishing to chat with fellow residents. There is also a cloakroom, kitchen area and lifts to the first and second floor.

Private door to:

Entrance Hall: Alarm cord

Living Room: 22'3 x 14'5 (6.78m x 4.39m) narrowing to 8'4 (2.54m). 2 night storage heaters, walk in cupboard, TV and telephone points, alarm cord, French window to gardens, glazed doors to

Kitchen: 9' x 5'8 (2.74m x 1.73m). Range of wall and base units, work surfaces, tiled splashbacks, stainless steel sink, 4 ring ceramic hob with hood over, eye level oven, plumbing for washing machine, space for refrigerator and freezer, alarm cord.

Bedroom: 12'3 x 8'9 (3.73m x 2.67m) plus built in double wardrobe with bi fold mirrored doors, night storage heater, TV and telephone points, alarm cord.

Bathroom: Suite of bath and separate shower over and screen, vanity unit, WC, fully tiled walls, electric heater and towel rail, extractor fan, light/shaver point, airing cupboard.

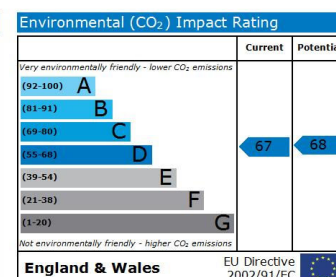
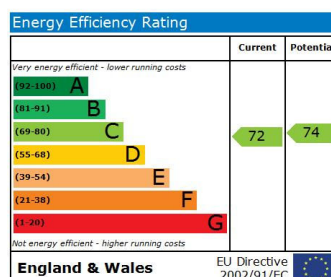
OUTSIDE

Communal Gardens: Beautifully stocked and maintained with lawn areas and flower, rose and shrub beds and borders.

Parking: On site parking.

LEASE: 99 years from 2000. Service charge approx. £824 per half year.

For an appointment to view please contact Hunt & Nash on 0118 934 1000 or email: twyford@huntandnash.co.uk For further information regarding this and other properties please visit our website: www.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.