



HUNT & NASH

Est. 1938

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4 St Swithin's Court, Polehampton Close Twyford, Berkshire RG10 9RP

**SUPERBLY PRESENTED TWO BEDROOM MAISONETTE
ARRANGED OVER THE GROUND AND FIRST FLOORS
STYLISH DÉCOR: MODERN FITTED KITCHEN & BATHROOM
EN SUITE SHOWER ROOM: CLOAKROOM: RESIDENT'S PARKING
CONVENIENT LOCATION: NO ONWARD CHAIN: EPC RATING C**



Description

This spacious two bedroom duplex apartment is arranged over the ground and first floor of this modern purpose built block, ideally located for the centre of the village and all local amenities.

On the ground floor is a welcoming entrance hall with a cloakroom and doors to both the reception room and modern fitted kitchen. On the first floor there are two bedrooms including a master bedroom with an en suite shower room and a separate bathroom fitted with a modern white suite.

St Swithin's Court is a sought after development with particularly well maintained communal areas and resident's parking spaces. The apartments also benefit from having long unexpired leasehold terms of 999 years from 1987. The service charge and ground rents are to be confirmed in due course.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and mainline station to Paddington (from approx. 25 mins.), link line to Henley-on-Thames and will be on the Crossrail network providing a direct link to Heathrow, the West End, City and East London without the need to change. 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.

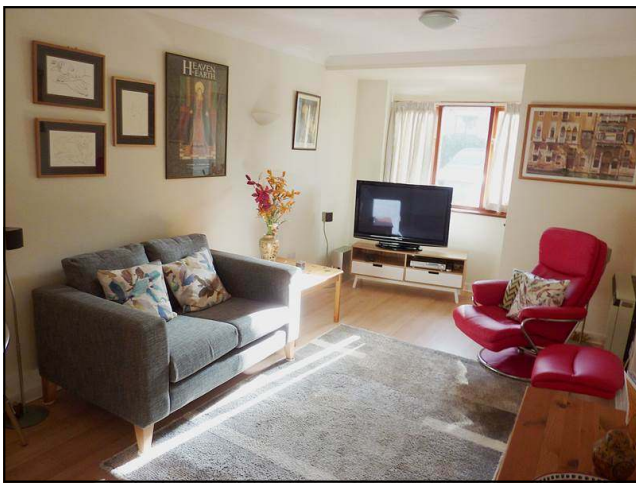
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

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.

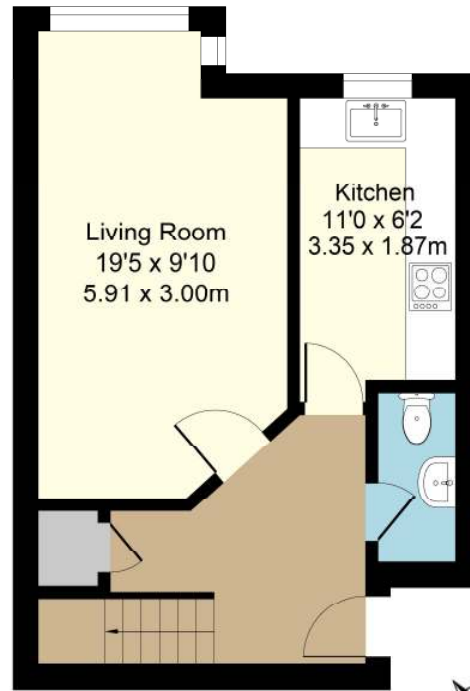
Tel: 01628 522568

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Email: bourneend@huntandnash.co.uk

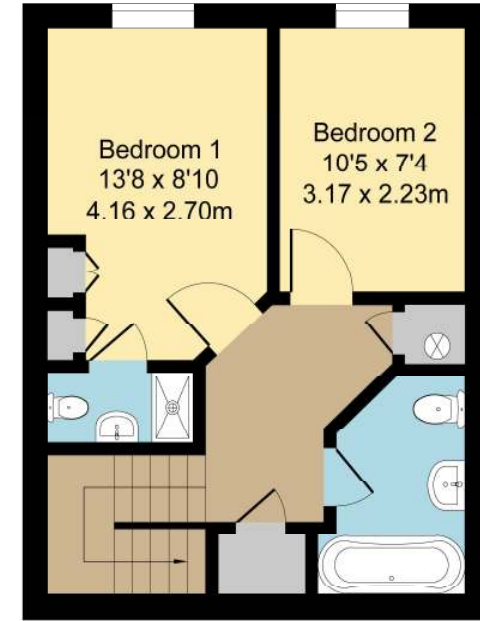


TOTAL APPROX. FLOOR AREA 71.1 SQ.M. (765 SQ.FT.)

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. Produced for Hunt and Nash Estate Agents.



GROUND FLOOR



FIRST FLOOR



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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