



HUNT & NASH

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# 19 Weirpool Court, Silk Lane, Twyford Berkshire RG10 9GY

**FIRST FLOOR APARTMENT WITH STUNNING VIEWS OVER THE WEIRPOOL  
SITTING ROOM WITH PRIVATE BALCONY: OPEN PLAN KITCHEN  
MASTER BEDROOM WITH EN SUITE SHOWER ROOM  
SECOND DOUBLE BEDROOM: BATHROOM: SECURE GATED PARKING  
FABULOUS COMMUNAL COURTYARD & GARDENS: NO ONWARD CHAIN  
COUNCIL TAX BAND D: EPC RATING C**

**REMAINDER OF 975 YEAR LEASE FROM 1999 : SERVICE CHARGE £1665.53 : GROUND RENT £250**



Occupying an enviable position at the rear, and on the first floor, of this popular development is this superb two double bedroom apartment that benefits from a private balcony and uninterrupted views over the adjoining weir pool.

Accessed through the lovely communal courtyard there is a private front door to the apartment with stairs then leading up to the first floor. The sitting room enjoys a double aspect with glazed doors out to the balcony. The open plan kitchen is fitted with a range of matching wall and base units above and below fitted work tops with space for all the usual appliances.

The master bedroom has fitted wardrobes and an en suite shower room. The second double bedroom is complemented by the bathroom that is accessed from the entrance hall.

Surrounding Weirpool Court are beautifully maintained Riverside gardens that attract an abundance of wildlife and this particular apartment has superb views of the River Loddon and the weir pool. There is secure allocated parking under the property that is accessed via electronic gates.

The apartment is within a short walk of both Twyford village centre and Twyford mainline railway station with its excellent amenities including good local shops, Waitrose, several restaurants and pubs. Twyford Station is on 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.

**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 . . . £399,950 . . . LEASEHOLD

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

Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 70.5 SQ.M. (758 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Hunt and Nash Estate Agents.







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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