



HUNT & NASH

Est. 1938

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25 St Swithins Court, Polehampton Close Twyford, Berkshire RG10 9BX

**GROUND FLOOR MAISONETTE: ONE DOUBLE BEDROOM
SITTING ROOM: SEPARATE KITCHEN: BATHROOM
LAMINATE FLOORING: DOUBLE GLAZING
AMPLE RESIDENT'S PARKING: NO ONWARD CHAIN
EPC RATING D**



Description

Ground floor one double bedroom ground floor maisonette in a popular, central location within easy walking distance of Twyford Mainline Railway Station (Crossrail) and the village centre.

Features include laminate flooring, double glazing and ample resident's parking.

The property is currently let at £695 per calendar month and is being sold as either an investment or an ideal first time purchase.

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

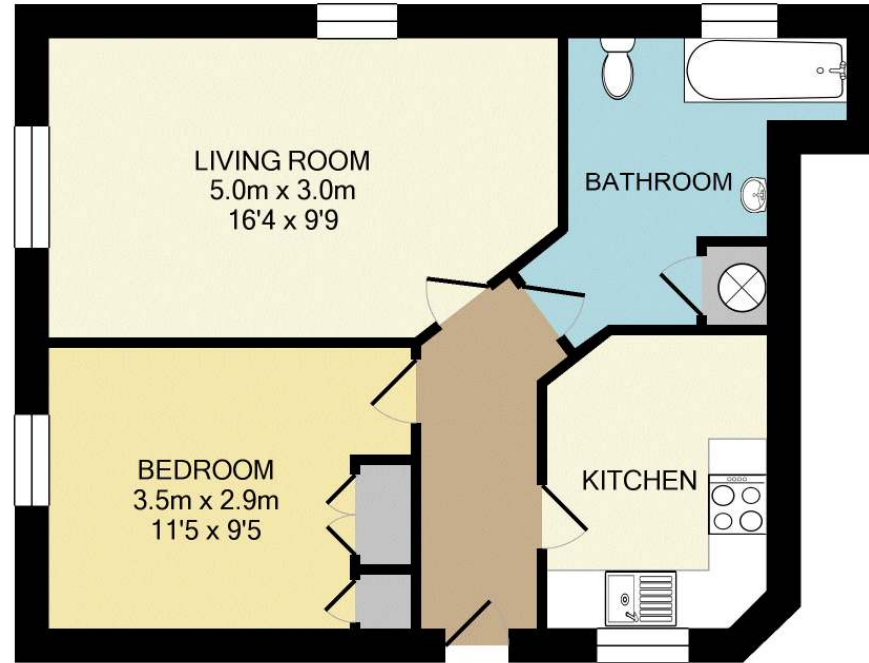
Directions

Please contact our offices on 0118 934 1000

GUIDE PRICE . . . £240,000 . . . 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: 0118 934 1000 Email: twyford@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 43.3 SQ.M. (466 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. 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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