



HUNT & NASH

Est. 1938

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12 St Swithins Court, Polehampton Close Twyford, Berkshire RG10 9RP



**FIRST FLOOR APARTMENT: PRIVATE ENTRANCE: SPACIOUS HALL: LIVING ROOM
MODERN FITTED KITCHEN: DOUBLE BEDROOM: MODERN BATHROOM SUITE
ACCESS TO PRIVATE LOFT SPACE: RESIDENT'S PARKING
NO ONWARD CHAIN: INVESTMENT OPPORTUNITY
EPC RATING D**

A superb first floor apartment benefitting from its own private entrance, right in the heart of the village within walking distance of all local amenities and Twyford mainline railway station (Crossrail).

The property has previously been let for many years and has always been well maintained and represents a good investment opportunity.

Outside the front door is an area that is suitable for enjoying some fresh air and the spacious entrance hall gives access to a private loft space that has been partly boarded. The spacious sitting room enjoys a dual rear aspect and adjacent to this is a generous double bedroom.

The kitchen has been refitted with a range of modern wall and base units above and below fitted work tops with an inset electric hob, extractor hood above and oven below. There is a stainless steel sink unit and drainer with a water softener below and space for the usual appliances elsewhere in the kitchen including a washing machine and separate tumble dryer. There is also a small pantry.

The bathroom too has been updated and comprises of a white suite including a panelled bath with shower unit above, low level WC and a wash hand basin.

The property is surrounded by well maintained communal gardens and there are plenty of resident's parking spaces.

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 . . . £227,950 . . . 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: 0118 934 1000 Email: twyford@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 47.6 SQ.M. (512 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. www.huntandnash.co.uk



ST. SWITHINS COURT 1987

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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