

HUNT & NASH

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35 Old Silk Mill, Silk Lane, Twyford Berkshire RG10 9GA

**SPACIOUS SECOND FLOOR APARTMENT
EXCLUSIVE OVER 55's DEVELOPMENT WITH RIVERSIDE GARDENS
LARGE LIVING ROOM: SEPARATE KITCHEN
BATHROOM AND SECONDARY CLOAKROOM WITH WC AND BASIN
TWO DOUBLE BEDROOMS WITH FITTED WARDROBES TO BEDROOM ONE
RESIDENT'S GATED PARKING: NO ONWARD CHAIN: EPC RATING C**



This second floor two bedroom, retirement apartment offers bright, well-proportioned accommodation throughout and is offered for sale with no onward chain.

This particular apartment is one of the larger properties in this development benefitting from a second WC/cloakroom as well as a large living room and a separate kitchen. There are built in wardrobes in the master bedroom, the second bedroom is also of a good size and there is a modern white bathroom suite.

Old Silk Mill offers a guest suite, laundry room, communal lounge, hairdressers, and many activities for residents should they wish to participate.

* There is an on-site Service Manager (mornings only) to assist with any requests.

Old Silk Mill is situated in an attractive and tranquil location overlooking the Loddon River. This convenient location is within 5 minutes walking distance of Twyford village centre which offers a wide range of amenities including local shops, cafes, restaurants, Post Office, library, doctor and dental surgeries, and a superb Waitrose supermarket. Twyford mainline railway station offers direct commuter services to Reading, Henley and London Paddington along with connections to the rest of the rail network, with Crossrail services schedule to start running from Twyford in 2023.

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

Tenure: Leasehold

Term: 125 Years from 1st January 1999

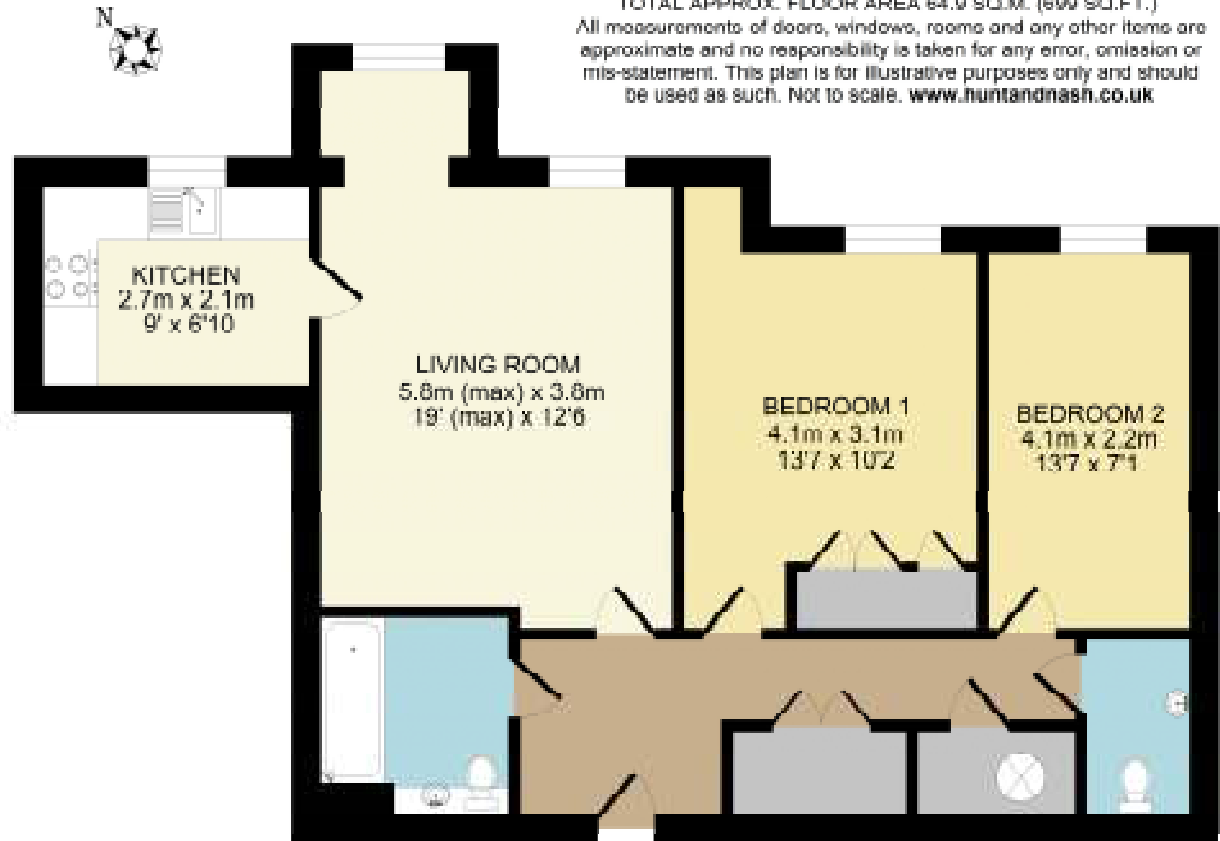
Ground Rent: £247 twice yearly

Service Charge: £964.04 quarterly

GUIDE PRICE . . . £249,950 . . . 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





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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