

The Estate Agent People Recommend



25 Highfield Court Waltham Road,
Twyford
RG10 0AA

Price guide £275,000



Wentworth Estate agents have pleasure in offering to the market this very spacious TWO BEDROOM DUPLEX APARTMENT located on the first and second floors, with its own private front door, in need of some updating and redecoration. Situated within the centre of Twyford village, a short walk to the shops and mainline train station, serving Reading and London Paddington with the additional benefit of the Elizabeth Line.

Twyford offers plenty of amenities, with coffee shops, charity shops, pharmacies, restaurants, public houses, wine bar, Tesco Express and Waitrose, all within a short walk from the property.

Highfield Court enjoys well maintained communal grounds with RESIDENTS PARKING and a SINGLE GARAGE.

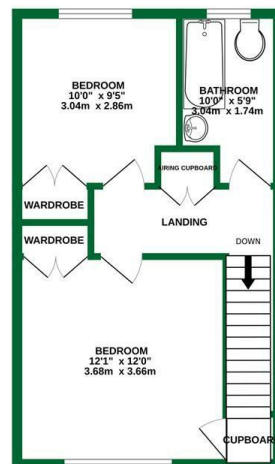
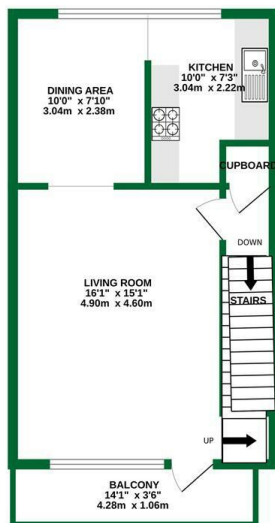
A private front door gives access to the entrance hall with stairs to the first floor where a large lounge with BALCONY can be found leading to a dining room though to a kitchen. Stairs in the lounge give access to the second floor where there are two double bedrooms and a bathroom.

EPC = C
COUNCIL TAX BAND = C
LEASEHOLD 935 YEARS REMAINING
£1936.00 PER YEAR - GROUND RENT AND SERVICE CHARGE

GROUND FLOOR
37' 0" x 37' 0" (11.28m x 11.28m)

1ST FLOOR
37' 0" x 37' 0" (11.28m x 11.28m)

2ND FLOOR
37' 0" x 37' 0" (11.28m x 11.28m)



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

- SPACIOUS SPLIT LEVEL 2 BEDROOM MAISONETTE
- SHORT WALK TO STATION & VILLAGE
- 2 RECEPTIONS
- IN NEED OF UPDATING & REDECORATION
- RESIDENTS PARKING
- GARAGE IN A BLOCK
- BALCONY FROM LIVING ROOM
- 2 DOUBLE BEDROOMS
- GREAT VIEWS



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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