

The Estate Agent People Recommend



1 Baldwin Court Longfield Road,  
Twyford  
RG10 9AH

**£259,950**



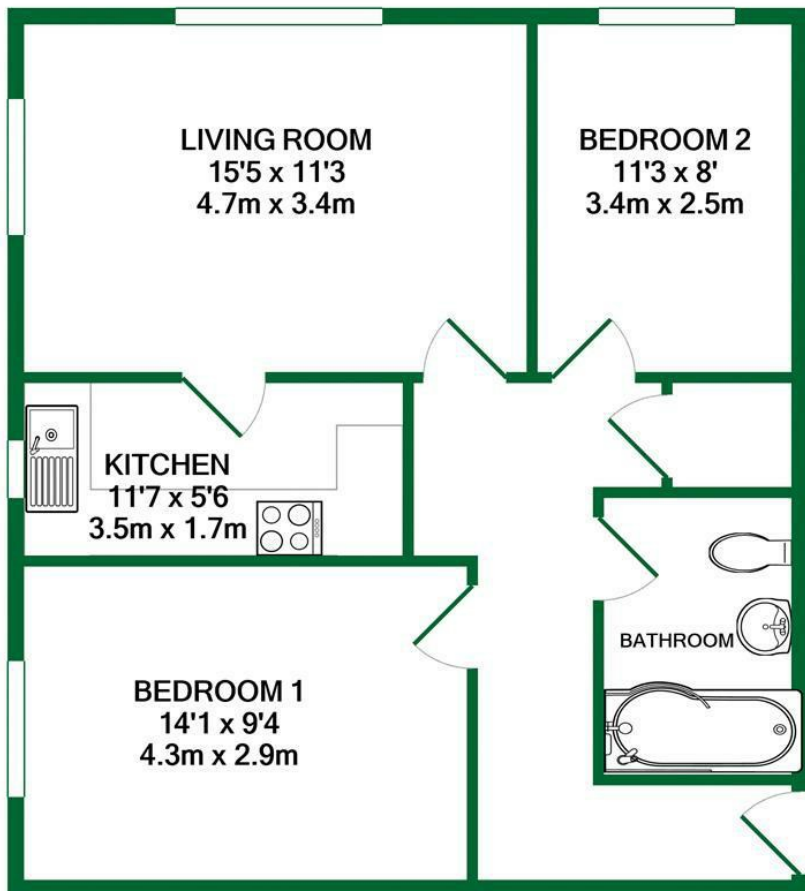
WentWorth Estate Agents have pleasure in offering to the market a GROUND FLOOR TWO BEDROOM FLAT on the North side of Twyford within 0.8 miles of Twyford village centre. Twyford Village benefits from local amenities including Waitrose, Tesco Express, Library, Doctors surgery, pubs, restaurants and local shops. Twyford Mainline Station is within walking distance serving London Paddington and Reading.

Accommodation comprises of communal entrance hall, 15ft living/dining room with dual aspect windows, Kitchen with plenty of eye and base level units, 4 plate hob, oven, fridge/freezer and washing machine, large master bedroom with double wardrobe, a further bedroom and three piece bathroom suite, with WC, wash hand basin and bath with shower over.

Further benefits include communal gardens, allocated parking for two cars, Fischer electric radiator heating, and within a short walk is a local shop and pharmacy.

NO ONWARD CHAIN

EPC - D



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. 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

- GROUND FLOOR TWO BEDROOM FLAT
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO SHOP AND PHARMACY
- LARGE LIVING ROOM WITH DUAL ASPECT WINDOWS
- KITCHEN WITH APPLIANCES
- NO ONWARD CHAIN



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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.