

The Estate Agent People Recommend



Flat 1 Royal Station Court Station Road,  
Twyford  
RG10 9NF

**Price guide £250,000**



Situated on Station Road in the charming village of Twyford, this delightful well presented ground floor one-bedroom maisonette offers a perfect blend of comfort and convenience. As you enter, you will be greeted by a warm and inviting living space that seamlessly connects to the outdoor garden, providing an ideal spot for relaxation or entertaining guests.

The property boasts a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The maisonette also includes a dedicated parking space, a valuable asset in this desirable location.

One of the standout features of this property is its proximity to Twyford Station, making it an excellent choice for commuters seeking easy access to London and beyond. Additionally, the vibrant centre of Twyford is just a short stroll away, offering a variety of shops, cafes, and local amenities to enjoy.

This maisonette presents an excellent opportunity for first-time buyers or those looking to for an investment property.

Do not miss the chance to make this lovely property your new home. NO ONWARD CHAIN.

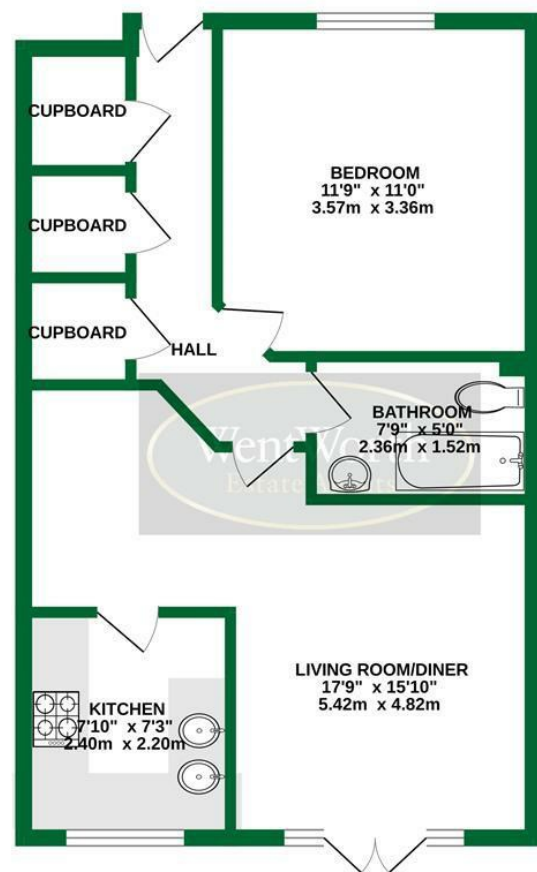
Service charge £70pcm

EPC rating C

Council tax band C

Lease to be extended to 999 years

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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 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 MAISONETTE
- ONE BEDROOM
- RE-DECORATED THROUGHOUT AND NEW CARPET
- ACCESS TO GARDEN
- PARKING SPACE
- NO ONWARD CHAIN
- CLOSE TO TWYFORD RAILWAY STATION



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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.

