The Estate Agent People Recommend

WentWorth Estate Agents

8 Bonhomie Court Broadcommon Road, Hurst RG10 0TD

Price guide £390,000

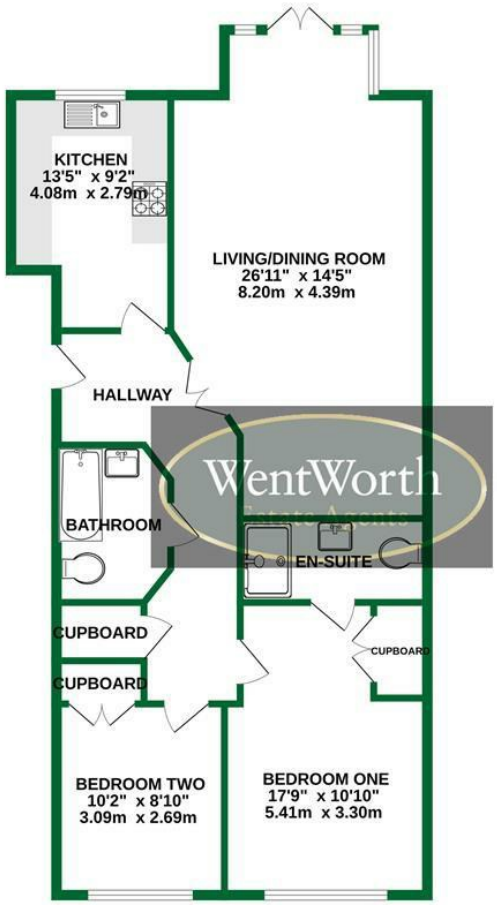
A luxury appointed TWO BEDROOM GROUND FLOOR APARTMENT with direct access from the living room to the well maintained gardens, with a PRIVATE PATIO AND GARDEN AREA, within the much sought after Bonhomie Court being a gated development surrounded by delightful countryside adjoining Hurst village.

The well kept communal gardens also offer ALLOCATED RESIDENTS PARKING plus visitor parking and the apartment itself is of a generous size. There is no onward chain with the sale of this property and whilst leasehold the purchaser will own a share of the freehold company.

Twyford is approximately 3 miles with shops including Waitrose and a mainline railway station serving Reading and London Paddington with the benefit of the Elizabeth line.

Length of lease - 199 years from January 2002 - 176 years remaining
Annual service charge £2200
Ground rent - £0
Frequency of ground rent review - N/A
Ground rent increase by % - N/A

GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



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TOTAL FLOOR AREA : 995 sq.ft. (92.5 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 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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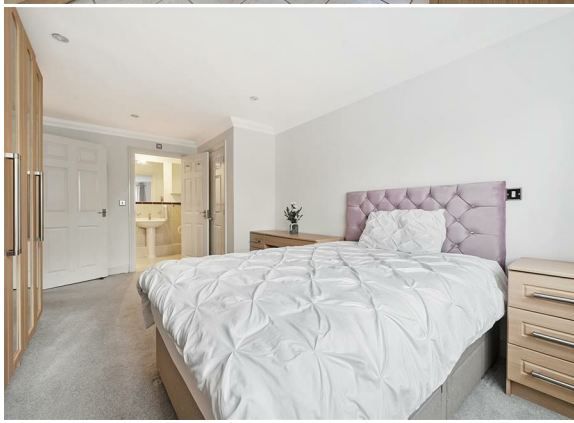
ACCOMMODATION

- LUXURY GROUND FLOOR APARTMENT
- TWO BEDROOMS AND TWO BATHROOMS
- SOUGHT AFTER GATED DEVELOPMENT
- DIRECT ACCESS FROM LIVING ROOM TO THE GARDENS
- WELL MAINTAINED GROUNDS
- RESIDENTS AND VISITOR PARKING
- COUNTRYSIDE LOCATION
- TWYFORD ONLY 3 MILES AWAY WITH SHOPS AND TRAIN STATION
- 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.