

The Estate Agent People Recommend



10 St Swithins Court Polehampton Close,  
Twyford  
RG10 9RP

Price guide £220,000



Situated in the charming village of Twyford, this delightful first-floor apartment on Polehampton Close offers a perfect blend of comfort and convenience. Built in 1987, the property boasts a well-designed layout featuring one spacious reception room, one inviting bedroom, and a modern refitted kitchen, making it an ideal choice for individuals or couples seeking a cosy home.

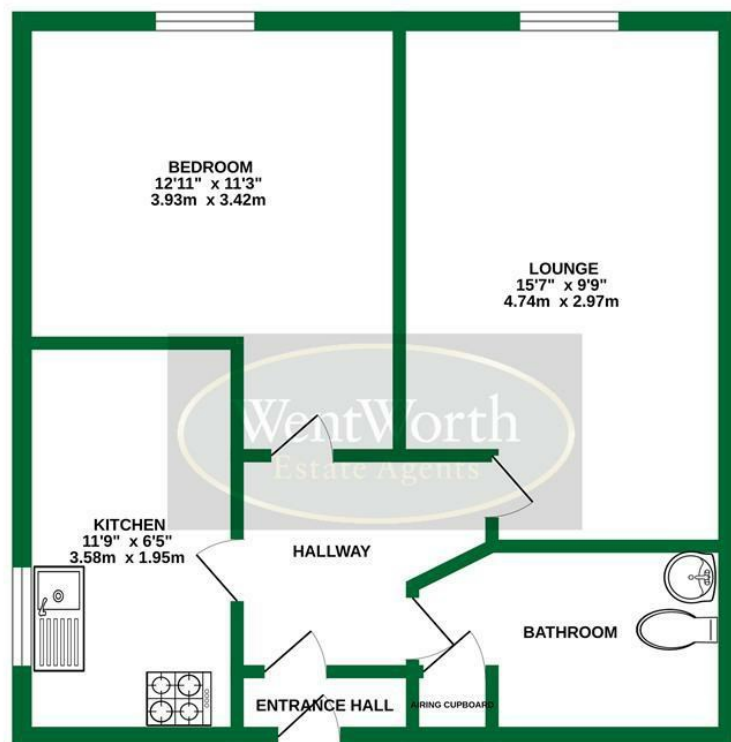
The apartment is situated in the heart of the village, providing residents with easy access to local shops and amenities, all just a short stroll away. For those who commute, the nearby train station ensures excellent transport links to Reading and Paddington and is on the Elizabeth line making this location particularly appealing for professionals.

Residents will appreciate the added benefit of ample parking, a valuable feature in this bustling area. Furthermore, the property comes with a long lease, offering peace of mind for future ownership.

This flat presents a wonderful opportunity to enjoy village life while being close to the conveniences of urban living. Whether you are looking to invest or seeking a new home, this apartment is certainly worth considering.

999 year lease from 1987  
service charge £1380 pa  
EPC rating D  
Council tax band C

## GROUND FLOOR

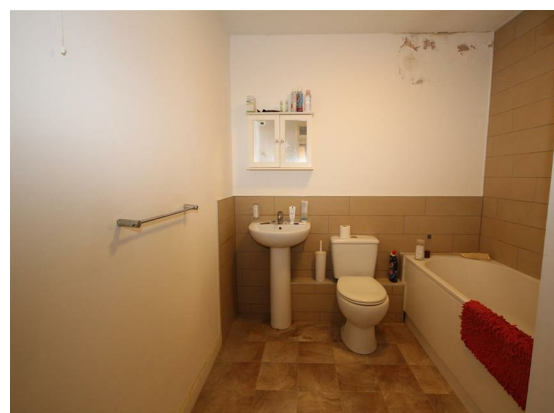


ST SWITHINS COURT TWYFORD

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

- VILLAGE CENTRE LOCATION
- FIRST FLOOR WITH OWN ENTRANCE
- AMPLE RESIDENTS PARKING
- ONE BEDROOM
- REFITTED KITCHEN
- WALKING DISTANCE TO SHOPS AND STATION
- LONG LEASE REMAINING



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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.

