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FLAT 15, OLD SILK MILL, SILK LANE, TWYFORD, READING, BERKSHIRE, RG10 9GA



- Two bedroom apartment
- Located on first floor accessed via lift or stairs
- Development exclusively for over 55's
- Separate kitchen
- No onward chain

Asking Price £230,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



davistate.com



PROPERTY DESCRIPTION

Two bedroom first floor apartment located in a development suitable for those aged 55 and over. Offering a property with no onward chain complications this two bedroom apartment further benefits from a communal lounge and gardens as well as a residents car park and laundry facility. EPC rating B.

LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do. Offering a range of restaurants, pubs and shops including Waitrose, this busy village also has a range of highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. There are also local private schools in the nearby villages of Hurst and Sonning. Twyford has a mainline train station with regular trains to Paddington and the Elizabeth Line running from Twyford station allowing direct access to the city.

ACCOMMODATION

First floor apartment with living/dining room, kitchen, two bedrooms and modern shower room.

Please note photographs were taken prior to the current tenancy.



OUTSIDE SPACE

The properties all enjoy the use of the communal grounds with views across the nearby weir and river Loddon. There is a terrace area which is frequently used by the residents as well as a communal lounge. Parking for guests is located outside the gated area and a residents parking area is also available within the gated development.

LOCAL AUTHORITY and SERVICES

Wokingham Borough council tax band D.

LEASEHOLD

Current ground rent & service charge of £514.26 and £4171.73 per annum. The lease has 125 years years remaining from January 1999. Should you proceed with the purchase of the property these details must be verified by your solicitor.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

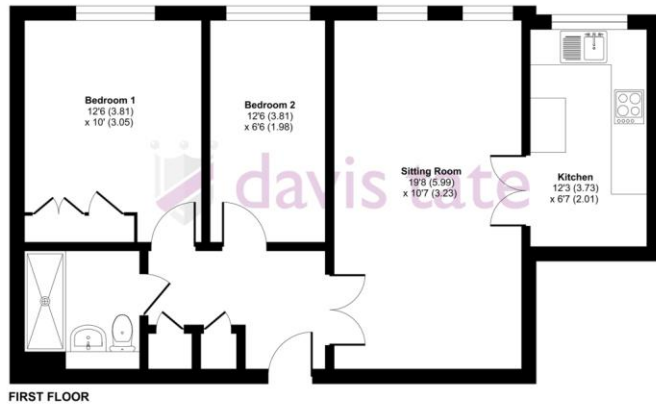
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 639 sq ft / 59 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Davis Tate. REF: 905836