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1 CREST CLOSE, RUSCOMBE, READING, RG10 9BQ



- Ground floor
- Two bedrooms
- Communal garden
- Less than 1 mile to Twyford train station
- Plenty of storage
- No onward chain

Asking Price £240,000 (Leasehold)

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



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PROPERTY DESCRIPTION

Ground floor two bedroom maisonette situated 0.7 miles of Twyford village centre and 0.9 miles from the train station. The property has French windows leading out to the shared garden and plenty of storage throughout. No onward chain.

EPC Rating C

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

The property has a private front entrance leading into the hall with access to all accommodation.

The 15ft living room overlooks the back with French doors opening out on to communal garden. The kitchen has a range of wall and base cabinets and a large picture window overlooking the front.

The two bedrooms overlook the rear garden and the main has fitted wardrobes. The bathroom is a full white suite with shower over the bath.



OUTSIDE SPACE

There is a communal garden area which is laid to lawn and on street parking to the front.

LOCAL AUTHORITY and SERVICES

Wokingham Borough Council tax band C. Mains services.

LEASEHOLD

Current ground rent & service charge of £10pa and £80 per annum. The lease has 125 years 93 years remaining from January 1993. 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

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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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

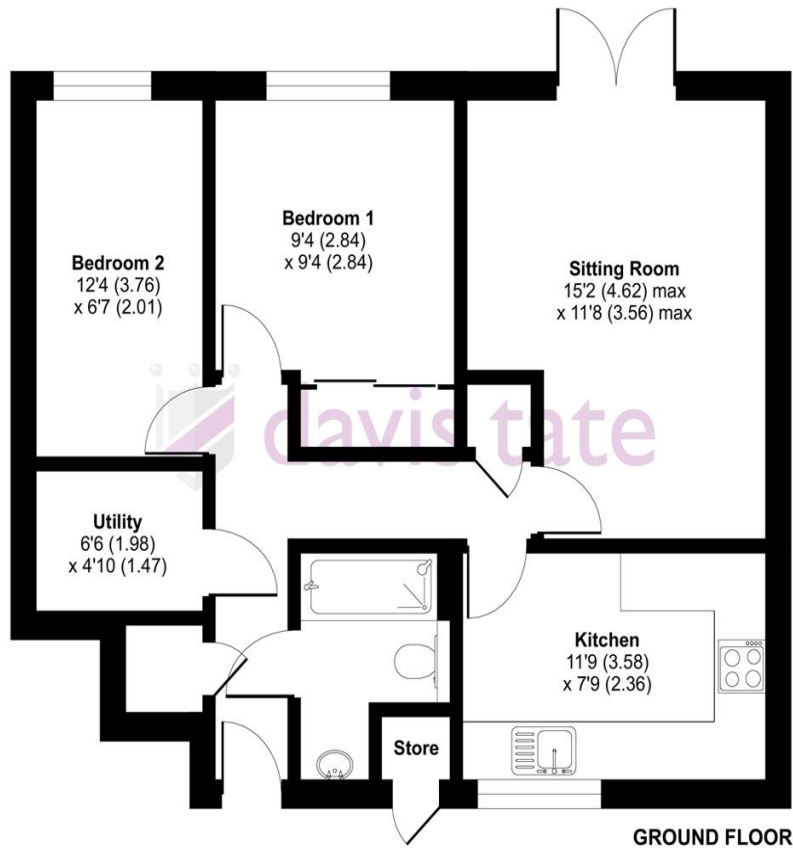
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 631 sq ft / 58.6 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Davis Tate. REF: 1104732