

**UPPER GARDEN COTTAGE, WEST DRIVE, HURST,  
BERKSHIRE, RG10 0ST**

- One bedroom first floor apartment
- Available July
- Set in private estate grounds
- Semi-rural
- 2.0 miles from Twyford station
- EPC Rating E

**£900 per month + permitted payments \***

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



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## PROPERTY DESCRIPTION

One bedroom first floor apartment. Set within a private estate in Hurst. Accessed via private entrance, property boasts; lounge, kitchen, bathroom and one bedroom with storage. The property further benefits from parking. EPC rating E. Deposit is equivalent to 5 weeks rent = £1035

## LOCAL INFORMATION

Hurst is a pretty village with access to countryside walks and which can be traced back to Saxon times. Local shops, including a bakers, can be found in the village and there are two well-regarded pubs, The Castle and The Green Man, within a short distance as well as two Churches. There are many active clubs and societies in the village and the school fields are the venue for the annual Horse Show and Country Fayre held each year. There is also a Hurst Horticultural Show which takes place in August. More comprehensive shopping and leisure facilities can be found at nearby Twyford and Reading. Communications are excellent with Twyford Station having fast connections to London, with Crossrail coming allowing direct access to the City, Canary Wharf, the West End and Heathrow. From J10 at Reading there is access to the M4, M25 and M3 motorway networks and to Heathrow Airport in under 30 miles.

## ACCOMMODATION

One bedroom top floor apartment set in private grounds within Hurst. This converted stable block houses several apartments of which this is one. The property is accessed via a private entrance which looks out onto the pretty courtyard. The stairs lead directly to the open plan lounge/diner with exposed beams and dual aspect windows to both the estate grounds/gardens and the courtyard. There is a fitted kitchen with white goods including washing machine, oven and fridge and freezer. The bathroom with its porthole window overlooks the front of the property while the main bedroom overlooks the rear. The bedroom also benefits from a fitted double wardrobe. All heating and appliances are electric.

## OUTSIDE SPACE

Parking to the front of the building

## LOCAL AUTHORITY and SERVICES

Wokingham Borough Council - Band C. Mains Electric and water.





### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### **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](http://davistate.com)

### **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.

