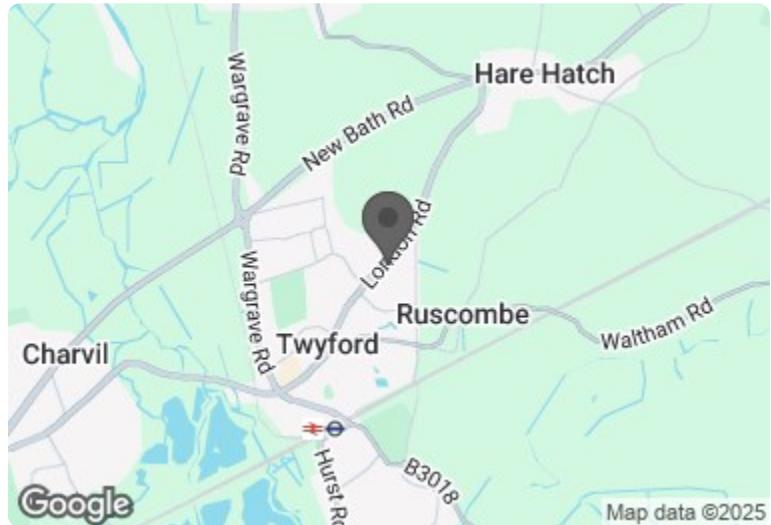


APPROX. GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 SQM	Loddon House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	03/01/24
	<b>photoplans</b>

**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

## 23 Loddon House

134-146 London Road, Reading, RG10 9HJ

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £420,000 Leasehold**

A luxurious and stunning TWO DOUBLE BEDROOM, two shower room ground floor apartment with a LARGE COVERED PATIO.

Words do not do this apartment justice and it should be seen in person to be fully appreciated.



**Call us on 0345 556 4104 to find out more.**

# Loddon House, London Road, Ruscombe

2 Bed | £420,000

PRICE  
REDUCED

## Summary

Located between Twyford and the leafy village of Ruscombe to the east sits one of our most delightful developments. Loddon House has been designed with the over 60's in mind and is built to the highest standards.

Loddon House is superbly located, a short stroll will take you to a Doctors Surgery as well as the nearest shops which include a grocery store, pharmacy and hairdressers. There is a bus stop that is a 5 minute walk away which will take you into the heart of the village in just a few moments. Twyford is home to a Waitrose, Post Office, Tesco Express, Costa Coffee, three Dental practices, restaurants, pubs, opticians and independent shops. The village has two recreation grounds also local tennis, badminton and bowls clubs. The idyllic Berkshire countryside provides a variety of walks or cycle rides and the National Trust routes along the nearby River Loddon are a delight. If there is a need for more shopping options and other great places to eat, Reading and Maidenhead are only a short bus ride away.

Twyford Railway Station is located within the village and provides services direct to London and beyond by CROSSRAIL. Normal rail services are also available to London and Henley-on-Thames. Reading Station is a major stop and is only a few minutes away by train, from here all destinations within England, Wales and Scotland are easily available.

Loddon House benefits from a stylish communal lounge, this social hub is bright and airy with a relaxed atmosphere and is the perfect place to meet up for a friendly chat over a cup of tea or coffee. The recently redesigned garden is equally delightful. The expanded patio is a lovely spot to just sit and admire the seasonal colours which are always beautiful, especially during the summer months.

The development is made up of two bedroom apartments, each with their own balcony or patio.

Apartment 23 is spacious with a gross internal floor area of 900sq.ft. It comprises, a large entrance hallway with twin doors leading to the living room, two double bedrooms with the master bedroom having an en-suite, a second shower room plus an abundance of cupboard space including the utility cupboard

with washer/dryer and the automatically controlled ventilation system providing filtered fresh air for the apartment. From the spacious living room double patio doors open onto a large paved and covered patio with a stainless steel and glass balustrade as well as exterior lighting. The modern fully fitted kitchen is accessed from the living room.

## Entrance Hall

Front door with spy hole leads to the impressively spacious entrance hallway, with doors leading to the bedrooms, second shower room and living room. The 24-hour emergency response system is situated in the hall as well as the apartment security door entry system with intercom and a visual link which can be accessed via a TV.

From the hallway there are two cupboards one of which is the utility cupboard fitted with a washer/dryer.

## Living Room and Patio

Double doors lead into the stunning and beautifully presented living room benefitting from glazed double patio doors with full length windows to either side that open onto a fantastic covered paved patio with glazed balustrades and lighting overlooking part of the communal gardens and car park.

TV and telephone points, Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Leads onto an open plan kitchen.

## Kitchen

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers with contrasting work surfaces and breakfast bar. Modern sink unit with mono lever tap and drainer. Waist level electric oven with microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood, integral dish washer and integral fridge freezer.

## Bedroom One with en-suite shower room

A beautiful and spacious double bedroom with a very large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed windows with a north easterly aspect. Door to an en-suite shower room.

## En-suite shower room

Part tiled and fitted with suite comprising of level access



shower with thermostatically controlled shower with glass screen and grab rails. Low level close coupled WC, vanity unit with wash basin and illuminated mirror above with integral shaving point, electric ladder style heater and extractor fan.

## Bedroom Two

A second double bedroom of excellent proportions with a large walk-in wardrobe fitted with shelving and hanging rails. Raised electrical sockets, TV point, ceiling lights and a wide double glazed window.

## Shower Room

Part tiled walls, glazed shower cubicle fitted with a sliding glass door and grab rails with thermostatically controlled shower, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and heated towel rail.

## Service Charge (Breakdown)

- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £6,107.69 per annum (for financial year ending 30/09/2026)

## Leasehold

Lease of 999 years from June 2019

Ground Rent: £495.00 per annum

Ground Rent Review date: June 2034

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Extra activities and events regularly.
- Pilates once a week
- Pub quiz, Casino nights and karaoke nights.

