



Located within a short walk of Twyford village is this delightful split-level duplex apartment set within well-cared for communal grounds. Built by Millgate Homes in 2005, the apartment has been finished to a high standard of specification with quality fixtures and fittings and extends to 1418 sq ft of well-appointed living accommodation. Twyford boasts excellent transport links by road and regular rail service to Paddington, Elizabeth Line and Reading and Henley. There is a good choice of village amenities and a number of restaurants and pubs as well as Waitrose and Tesco's stores. The apartment is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000





- 3 Bedrooms, 2 with en suites
- 17' Living room
- Kitchen-breakfast room with granite work surfaces
- Split-level apartment within walking distance of Twyford station
- 3 pc bathroom suite & separate WC
- Allocated parking;; No onward chain





Council tax band D

Council Wokingham

**Parking**  
The apartment has an allocated parking space and there are additional visitor spaces for shared use on a first come first served basis.

**Communal Grounds**

**Additional information – Financial & lease info**

Years remaining: 107

Service charge: £1560 PA

Ground rent: £200 PA

Ground rent review period: Every 25 years, in line with RPI

**Additional information (Part B)**

Property construction – Standard form

**Services:**

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

**Mobile phone coverage**

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

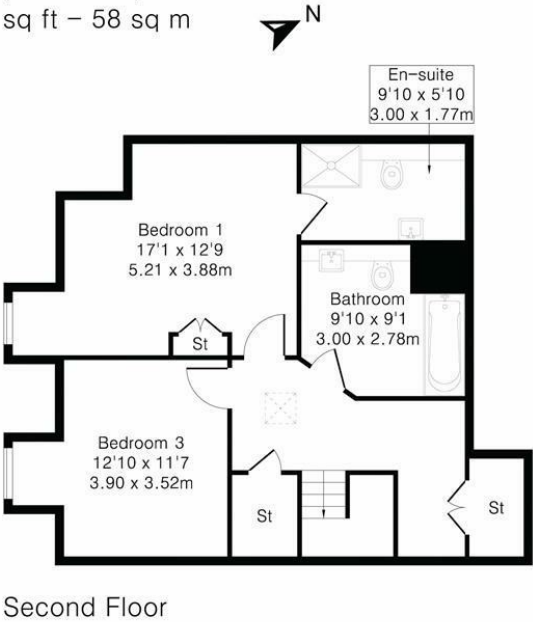
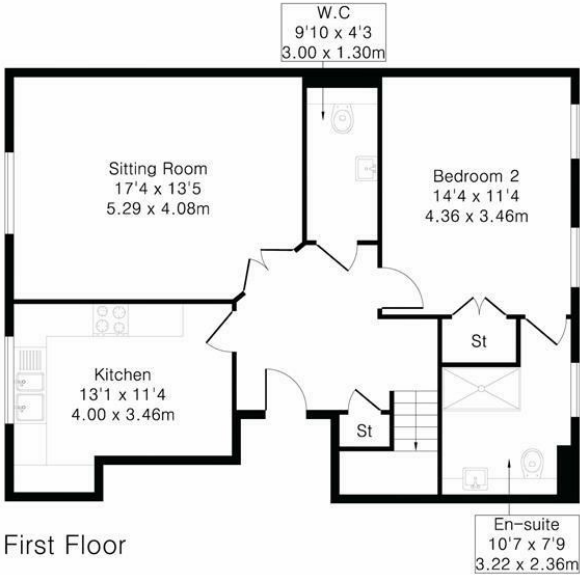
**Additional information (Part C)**

The property is located on the first floor and accessed via stairs.



Floorplan

Approximate Gross Internal Area 1418 sq ft – 131 sq m  
First Floor Area 789 sq ft – 73 sq m  
Second Floor Area 629 sq ft – 58 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**HASLAM'S**  
Sales



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.