



## 2 bed apartment to buy in RG10

Silk Lane, Twyford, Reading, Berkshire, RG10 9GA

**£145,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Two bedroom apartment
- ✓ Communal area
- ✓ Modern bathroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Two-bedroom apartment located on the second floor of a purpose-built development for residents aged 55 and over. The property benefits from access to a communal lounge, landscaped gardens, a residents' car park, and a shared laundry facility.

EPC Rating: C.

### ACCOMMODATION

This well-presented property is located on the second floor and is accessible via a lift from the main reception, or alternatively through a gated entrance with communal stairs leading to all floors.

The entrance hall provides access to all principal rooms, along with a storage cupboard, an intercom system, and an airing cupboard. The spacious lounge benefits from a dual aspect, allowing an abundance of natural light to fill the room.

The kitchen is fitted with a range of both floor and wall-mounted units, offering ample storage space.

The modern bathroom features a walk-in shower. The main bedroom is a generous double and includes a separate WC for added convenience. The second bedroom is currently arranged as a dining room, offering flexible living options.

The property also includes loft space (part boarded) with access via a ladder.

Residents also enjoy access to a guest suite on site, laundry, communal meeting room and beautifully maintained gardens with river views and outdoor seating areas. Resident parking is available in the main car park, with a separate visitors' car park located nearby.

### OUTSIDE SPACE

Communal meeting room and beautifully maintained gardens with river views and outdoor seating areas.

## ADDITIONAL INFORMATION

Wokingham borough council tax band D. Electric and mains water

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £4,569.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

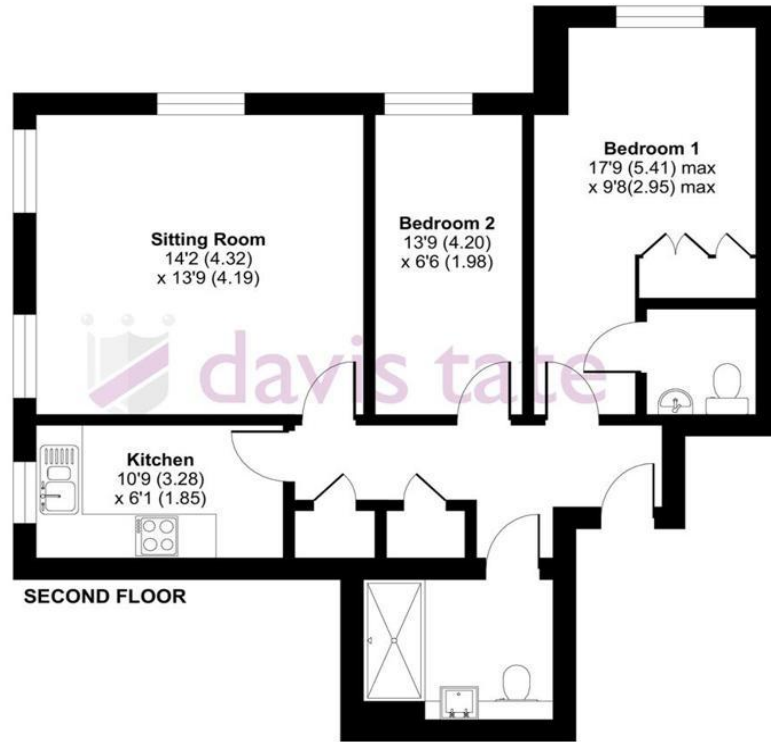
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Davis Tate. REF: 1335966

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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