



11 Haydon Court, Waltham Road, Twyford, Reading, Berkshire, RG10 9EP

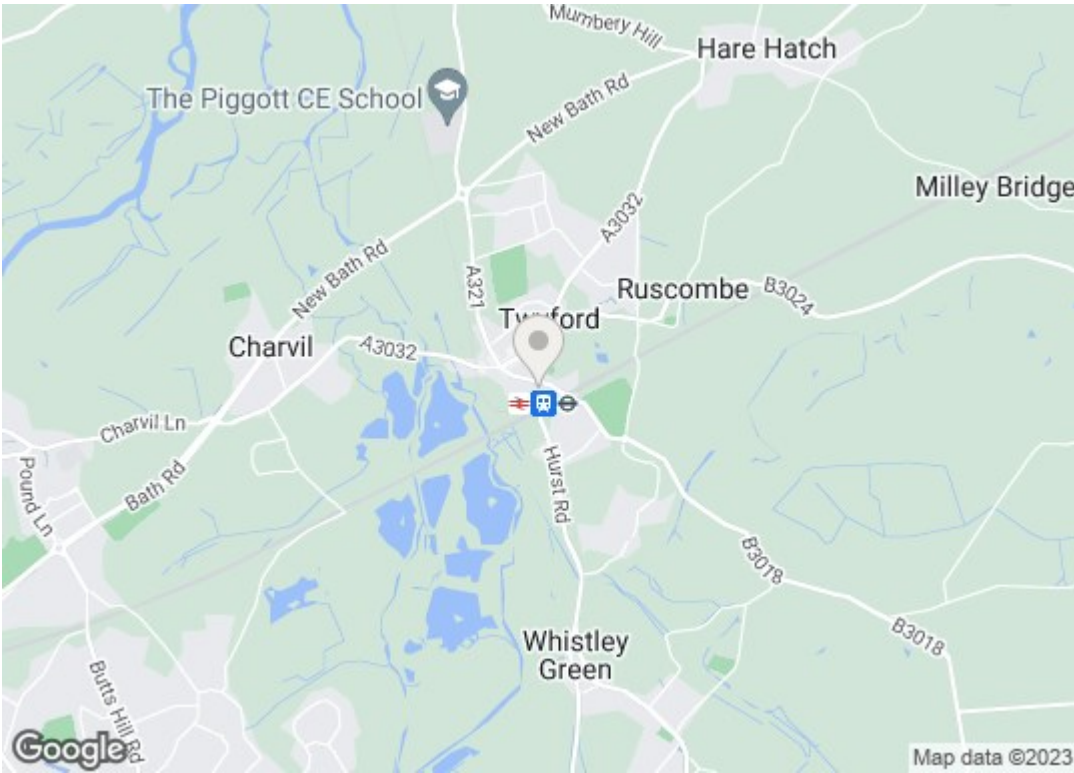
Asking price £115,000 Share of Freehold

- GROUND FLOOR APARTMENT
- LIFT ACCESS
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- RESIDENTS LOUNGE
- GUEST SUITE

VP - No onward chain complications. Presented to the market is this one bedroom ground floor apartment within easy reach of Twyford village and train station. The property comprises entrance hallway, bedroom, shower room, storage cupboard, living/dining room and kitchen. There are great views from the living area overlooking the communal garden and beyond.

Haydon Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties consisting of 1 and 2 bedrooms arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years.

- Council tax band - C (Wokingham)
- Service Charge: £2,488.66 (annual)
- Ground rent - £330 (annual)
- Lease - 123 years remaining



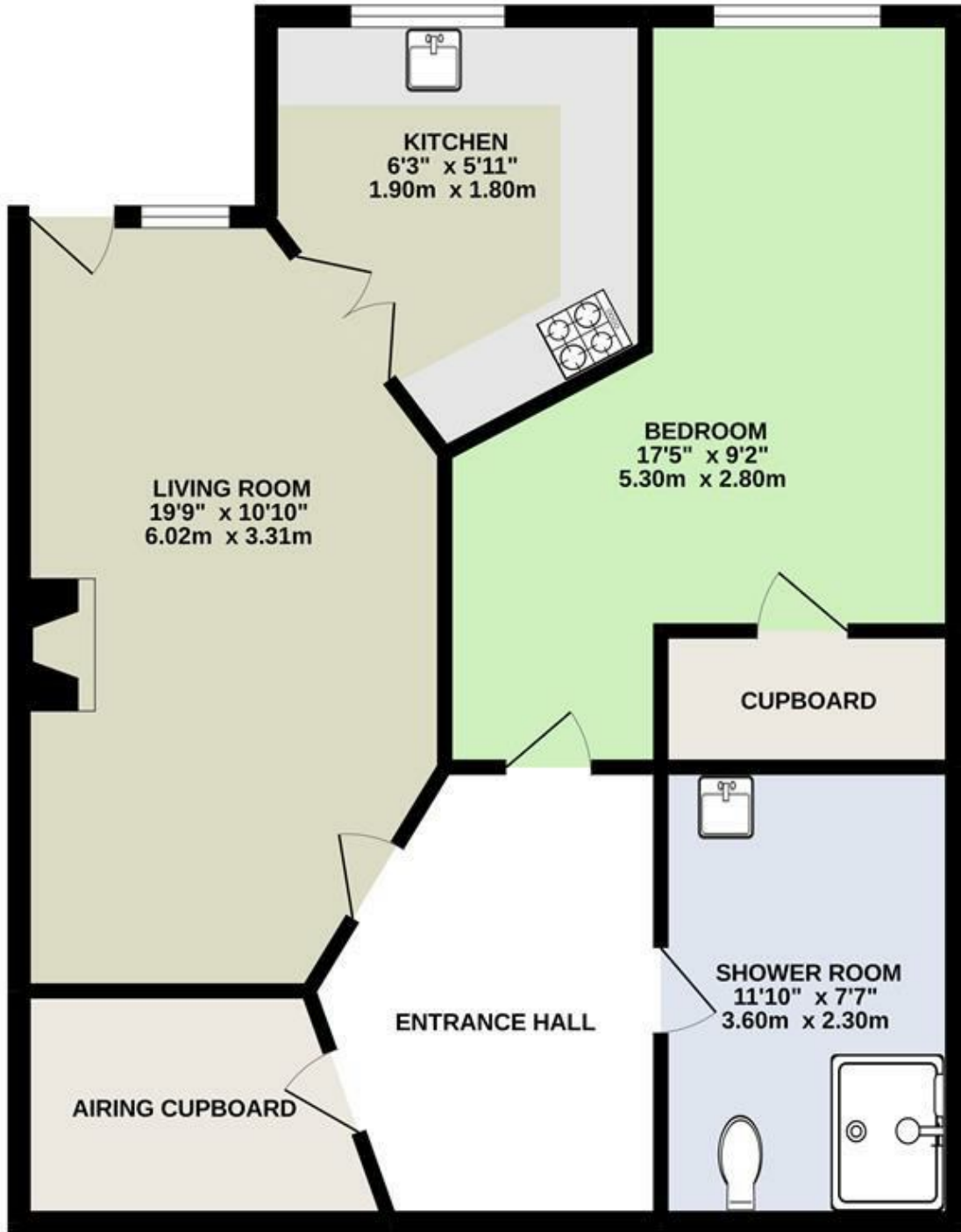
ADDITIONAL INFORMATION

Council tax band - C (Wokingham)
 Service Charge: £2,284.12
 Ground rent -TBC
 Lease - 103 years remaining

DIRECTIONS

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

GROUND FLOOR



TOTAL FLOOR AREA : 863sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

