



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

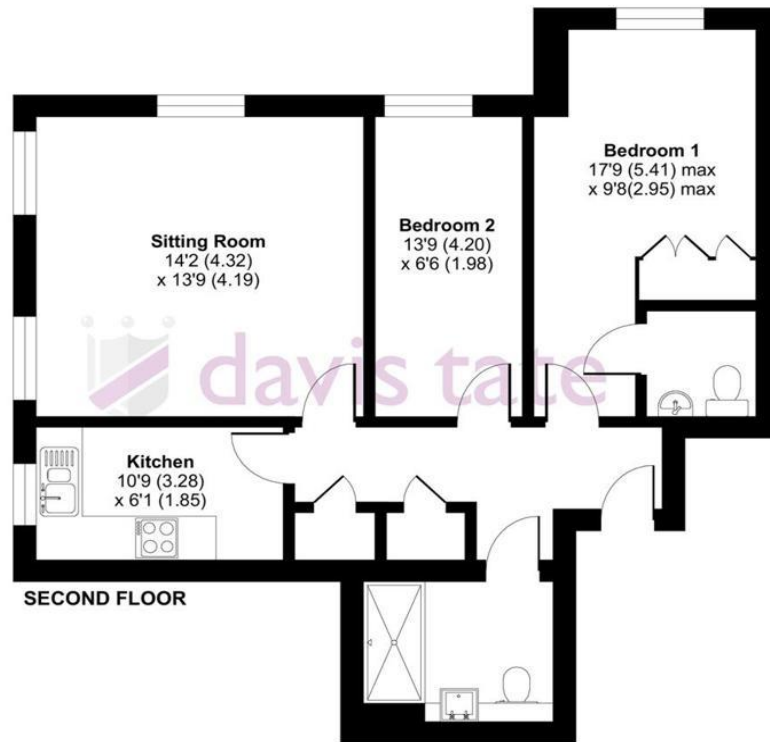
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



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

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

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

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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