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FLAT 6, LAWRENCE COURT, THE GROVE, TWYFORD, READING, BERKSHIRE, RG10 9JQ



- **Duplex Flat**
- **Modern bathroom & kitchen**
- **Allocated parking**
- **Large double bedroom**
- **Village location**
- **service charge £364.22 per quarter**
- **Lease has been extended to 171 years**

Offers in excess of £260,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

Beautifully renovated one bedroom duplex located just off the high Street in Twyford village and 0.3 miles from Twyford train station. Stunning kitchen and diner gives the property a luxurious feel. EPC rating D.

LOCAL INFORMATION

Twyford is a thriving village approximately six miles east of Reading. Its name dates back to the Anglo-Saxons, who named it after the two fords crossing the River Loddon. The village has a mainline railway station with regular services to London Paddington, and the Elizabeth Line operates from Twyford, providing direct access into the city.

Surrounded by beautiful countryside, Twyford is also close to the towns of Henley-on-Thames, Reading and Maidenhead, offering plenty to see and do. The village itself has a range of restaurants, pubs and shops, including a Waitrose. There are also several highly regarded schools nearby, including The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary, as well as private schools in the neighbouring villages of Hurst and Sonning.

ACCOMMODATION

Flat 6, Lawrence Court offers a charming duplex layout that combines comfort with convenience. From the communal entrance, stairs lead to the first floor, where you are welcomed into a bright lounge/diner that flows seamlessly into a well-appointed kitchen. A neatly finished bathroom completes this level. The top floor is dedicated to an impressively spacious double bedroom, filled with natural light and enjoying pleasant views over Twyford High Street. The result is a home that feels both cosy and well connected, with character and practicality in equal measure.







OUTSIDE SPACE

The property does not benefit from a private garden. However, residents enjoy a secure, gated car park, with one allocated parking space exclusively for Flat 6.

LOCAL AUTHORITY and SERVICES

Heating and hot water are both powered by mains electricity. The property falls within Wokingham Borough Council Tax Band C and holds an EPC rating of D. There is no ground rent payable, and the service charge is variable, currently set at £1,456.88 per annum. The lease has approximately 173 years remaining.

LEASEHOLD

Current ground rent & service charge of £1,456.88 per annum. There are 172 years and 6 months remaining on the current lease. Should you proceed with the purchase of the property these details must be verified by your solicitor.

























CONVEYANCING

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MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

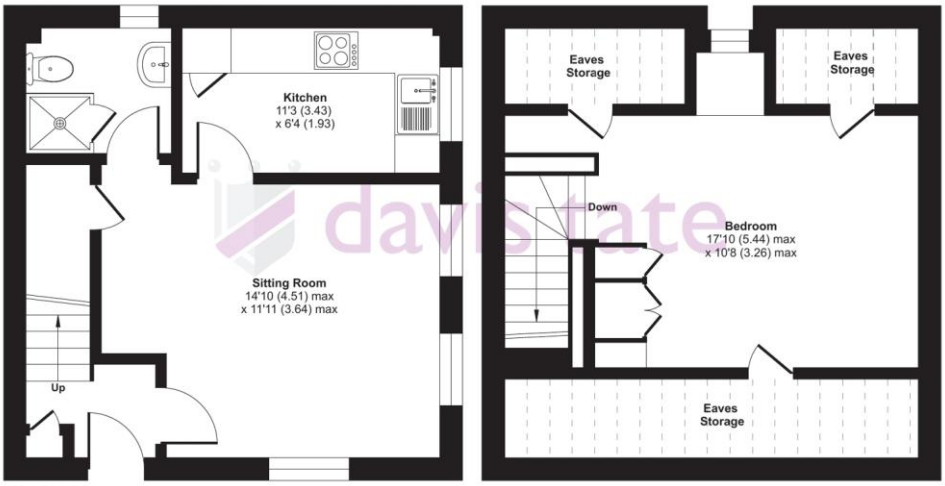
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Denotes restricted head height

Approximate Area = 549 sq ft / 51 sq m
Limited Use Area(s) = 125 sq ft / 11.6 sq m
Total = 674 sq ft / 62.6 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davis Tate. REF: 1425686