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Old Silk Mill, 15 Silk Lane, Twyford, Reading, Berkshire RG10 9GA

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A beautifully finished 2-bedroom retirement flat in a secure converted Mill beside the river Loddon. The flat is located on the first floor with both lift and stair access. The managed complex has generous communal areas and outside space. Allocated secure parking, and guest parking to the front.

Enter via secure entry system in to the building reception. Up the stairs or a lift to the first floor, enter the flat via a front door with peephole and private letterbox into a carpeted entrance hallway, with secure entry buzzer, and emergency 24 hour Magna Careline pull-cord.

The flat is decorated to a high standard, with high ceilings, and ample natural light. Wall-mounted electric radiators enable you to manage the heating room by room.

Double glass doors lead to the attractive open-plan living / dining room, which is a comfortable carpeted room with two double-glazed windows to the side and a pair of pendant lights.

Double glass doors lead to the country-style fitted kitchen: a bright room with green wall and base units with formica work-surfaces over, and laminate wood-effect flooring. The room has space for a fridge freezer, an integrated NEFF double oven, a NEFF four-ring electric hob with NEFF extractor over. There is space for a slimline dishwasher, a window over the ceramic sink with integrated draining board and a tiled splash-back.

The bathroom has recently been refitted to a high standard with marble floor-to-ceiling tiles to the walls and laminate flooring. The room features a white 3-piece suite comprising a w.c., wash hand basin with cabinet under, a large walk-in shower with rainfall shower head and hand wand. The shower has a glass door and hand rails for convenience. This bright room has a mirrored cabinet above the basin, a heated towel rail, and spotlights to the ceiling, with an emergency pull-cord to the wall.

There are two cupboards in the hallway, one housing the electric boiler.

Bedroom one is a large carpeted double with built-in wardrobes, a window and a chandelier, with wall-mounted electric radiator.

Bedroom two is a small double / large single with a window, a chandelier, carpeted with wall-mounted electric radiator.

The communal residents lounge has sofas for socialising and a card table, communal kitchen, library / reading area with chairs, and a puzzle table. Double doors lead outside to a shared patio with seating and lawn overlooking the Loddon.



Living at Old Silk Mill

Communal Residents Lounge; Laundry Room; Guest Suite for visiting families (2 single beds and en suite); Lift; 24 hour Alarm Service; Video Entry; Gated Parking; Hairdressing Salon; Community Manager

Community Manager: Geoff Mason (Broadleaf Management Services Ltd) is on duty from 9:00am to 2:00pm Monday - Friday

Office Telephone: 01189 320544

Emergency alarm system can be used to contact the Magna Careline 24-hour control centre for assistance.

The flat comes with an allocated secure parking space within the complex, accessible via a security gate. Additional guest parking is available outside the building.

Living in Twyford

Twyford is a large village located in Berkshire, within easy reach of Reading, Maidenhead, Henley and Wokingham. Amenities include a Waitrose supermarket, Tesco Express, Post Office, and other shops, cafes, and restaurants

There are many activities on the doorstep such as cycling, walking, in the surrounding countryside. Twyford has two recreation grounds, a tennis club, a bowls club with its own green, and claims to have the oldest Badminton club in the country.

There are good transport links. Twyford railway station is approximately 1/2 a mile away and has an excellent mainline station with regular trains to Reading and into London Paddington, with CrossRail linking East and West London in 2019. The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west.

A bus stop just outside the development offers public transport to Reading, Wokingham and Henley.

Leisure

River pursuits including boating with marina facilities at Wargrave and Caversham. Local golf clubs include, Hennerton, Sonning and Castle Royale Golf Clubs.

Tenure - Leasehold (103 years remaining as of 2021)

Local Authority - Wokingham District Council

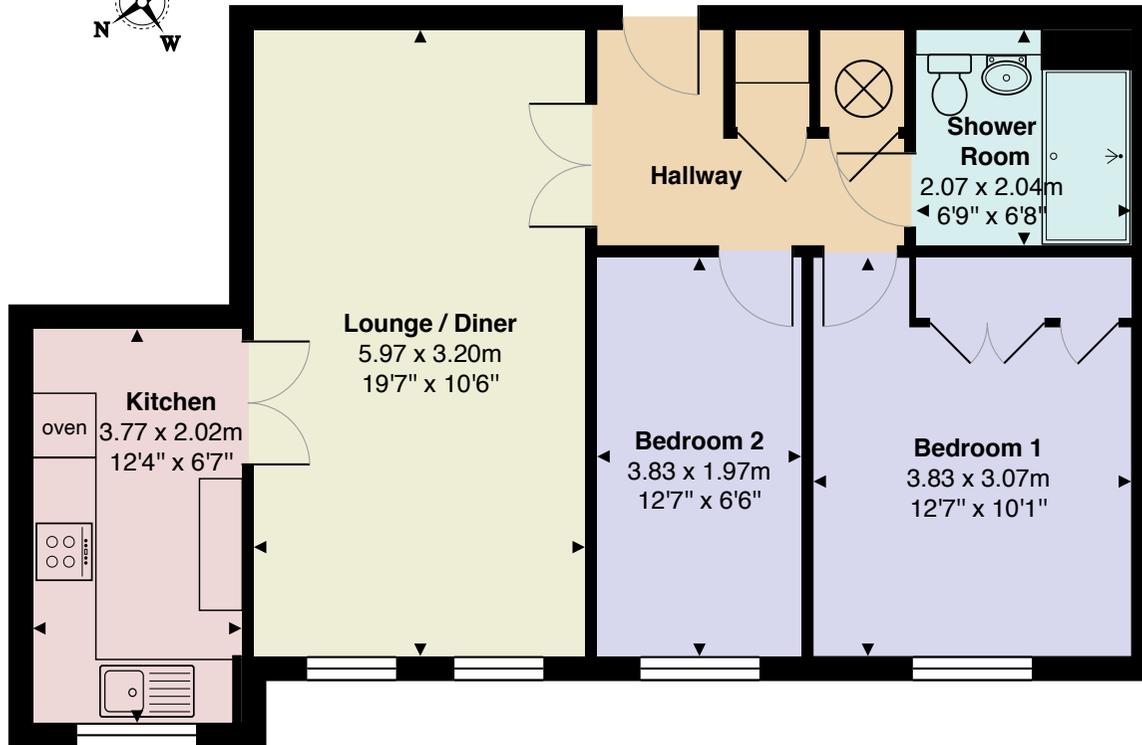
Services - Mains water and electricity

EPC - B



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Approx.Total Area: 59.0 m² ... 635 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.