



Silk Lane  
Twyford  
Reading  
Berkshire  
RG10

Offers in Excess of £310,000

bettermove

# Silk Lane

## Reading

Bettermove are proud to present this 2 bedroom flat in Twyford, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and electric heating throughout, with one allocated parking space available.

The council tax band is D.

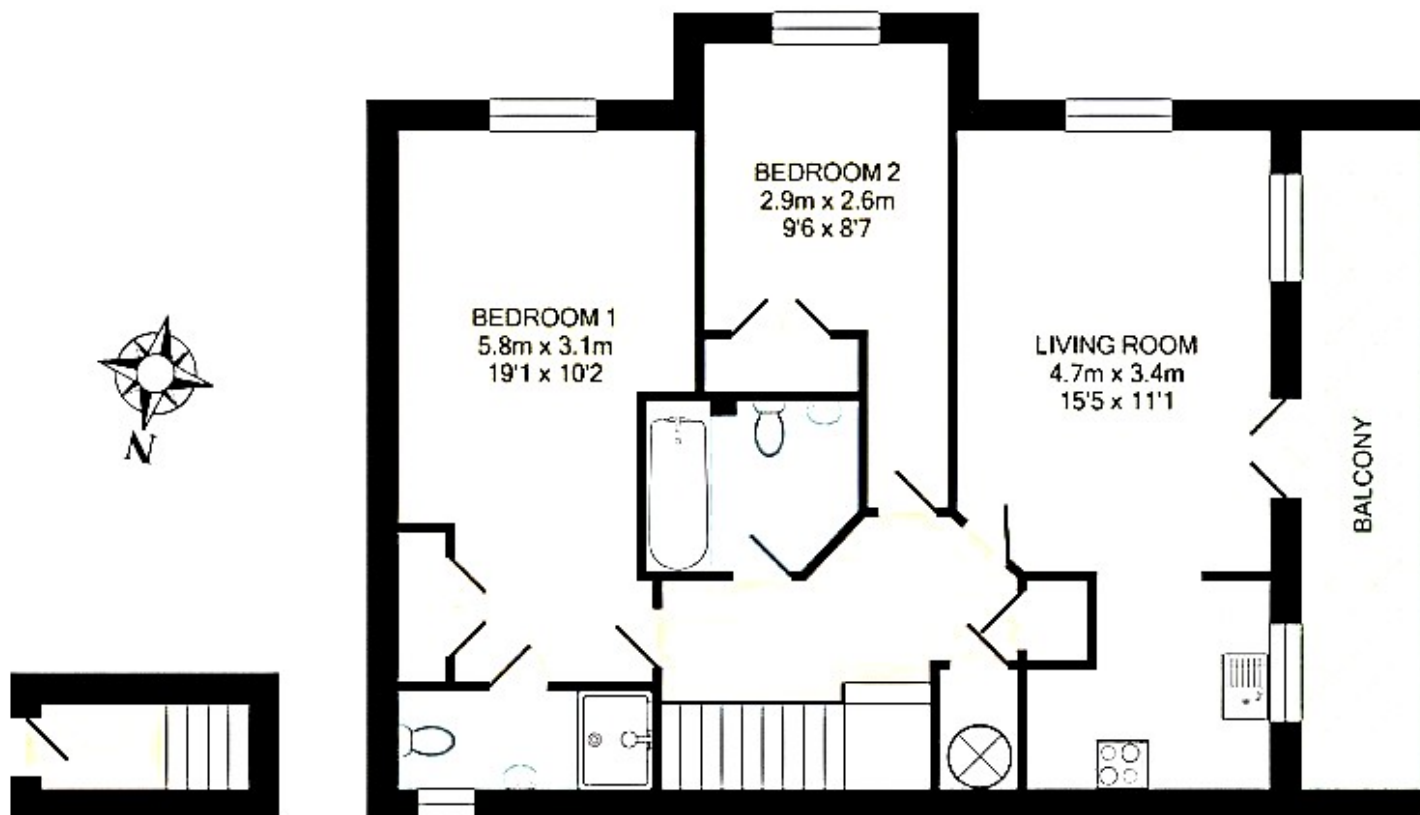
This is a leasehold property with 972 years remaining on the lease; the service charge is £2,500 per annum, with a peppercorn ground rent.

The property is situated on the top floor of the building and comprises a spacious living room, fitted kitchen, two bedrooms, with a private en-suite and the family bathroom. The exterior boasts a private balcony which offers beautiful views of the Weir, perfect for enjoying the summer months.

Located in the quiet village of Twyford, Reading, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Twyford Railway Station, a variety of local bus routes, and close access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





TOTAL APPROX. FLOOR AREA 70.5 SQ. M. (758 SQ. FT.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	62
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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