

Bridge Park, Twyford



A delightful retirement cottage.

Bridge Park offers a diverse retirement lifestyle for those over 55 with optional assisted living. Bridge Park is an exclusive integrated retirement community set on the banks the River Loddon yet within walking distance of the comprehensive facilities of the historic village of Twyford.

The benefit of living at Bridge Park is the level of support, care and services that are provided to make life comfortable and enjoyable for all. The core services offered by the service charge include maintenance of the grounds, including external maintenance of the building, communal facilities, which include the communal lounge, care and support, and management and administration.



Local authority: Wokingham Borough Council

Council tax band: D

Services: All mains services





Situation

Situated on this popular development just a short walk from the centre of Twyford with its variety of shops and amenities as well as cafes, restaurants and pubs. Twyford has an excellent Waitrose supermarket, doctor and dental surgeries, gymnasium and library. The mainline train station offers regular services to London Paddington and Reading as well as a branch line to Henley-on-Thames via Wargrave and Shiplake. Twyford Railway Station 0.5 miles, Henley-on-Thames 5 miles, Reading 6 miles, Central London 36 miles, Heathrow Airport 22 miles (all distances are approximate).

The Property

Upon entering the property, an entrance hall leads to a modern kitchen/dining room fully equipped with integrated appliances. Double doors lead to the spacious living room, which opens onto a light and airy sunroom perfect for reading or to sit and enjoy the garden. There is a W.C on the ground floor, and an electric stair lift to the first floor.





Upstairs there are two bedrooms, one with an en suite. Both have fitted wardrobes and there is a separate bathroom.



Gardens and Grounds

The attractive enclosed rear garden is partly laid to lawn with a block-paved patio, maintained hedges provide privacy. There is a carport which provides parking for one car as well as visitor parking.

Directions

From Knight Frank's office on Thameside, proceed to the traffic lights turning left to cross the bridge. Turn right on to Wargrave Rd/A321 and continue through Wargrave. After approximately 4 miles at the roundabout, take the 2nd exit to Wargrave Rd/A321 and continue following A321 for 1 mile. At the crossroads in the centre of Twyford, turn right on to The High Street, Bridge Park will be found after a couple of hundred yards on the right-hand side.

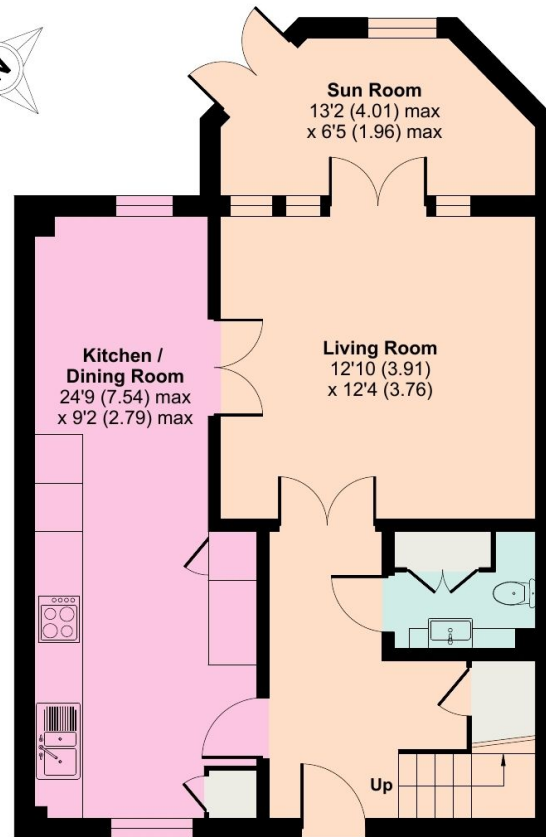
Contact Knight Frank, Henley or Castle Group (thecastlegroup.co.uk) for more details regarding service charges, ground rent and transfer fees.



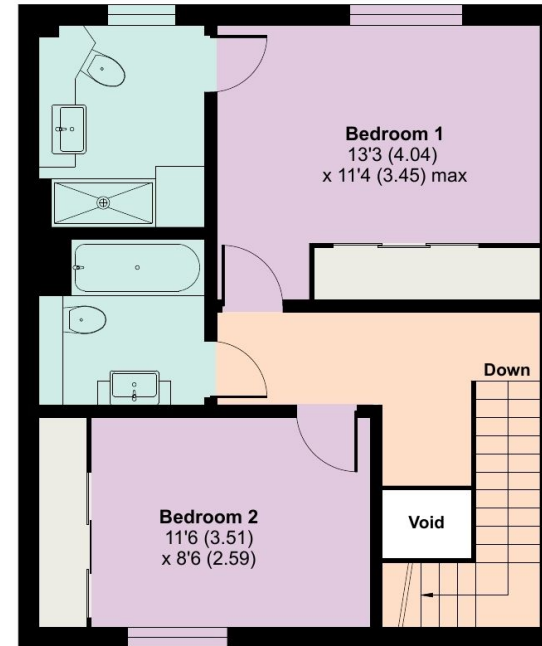
Bridge Park, Twyford, Reading

Approximate Area = 1108 sq ft / 103 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Knight Frank. REF: 1195807

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I would be delighted to tell you more

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 14/10/24. Photographs and videos dated 14/10/24.

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