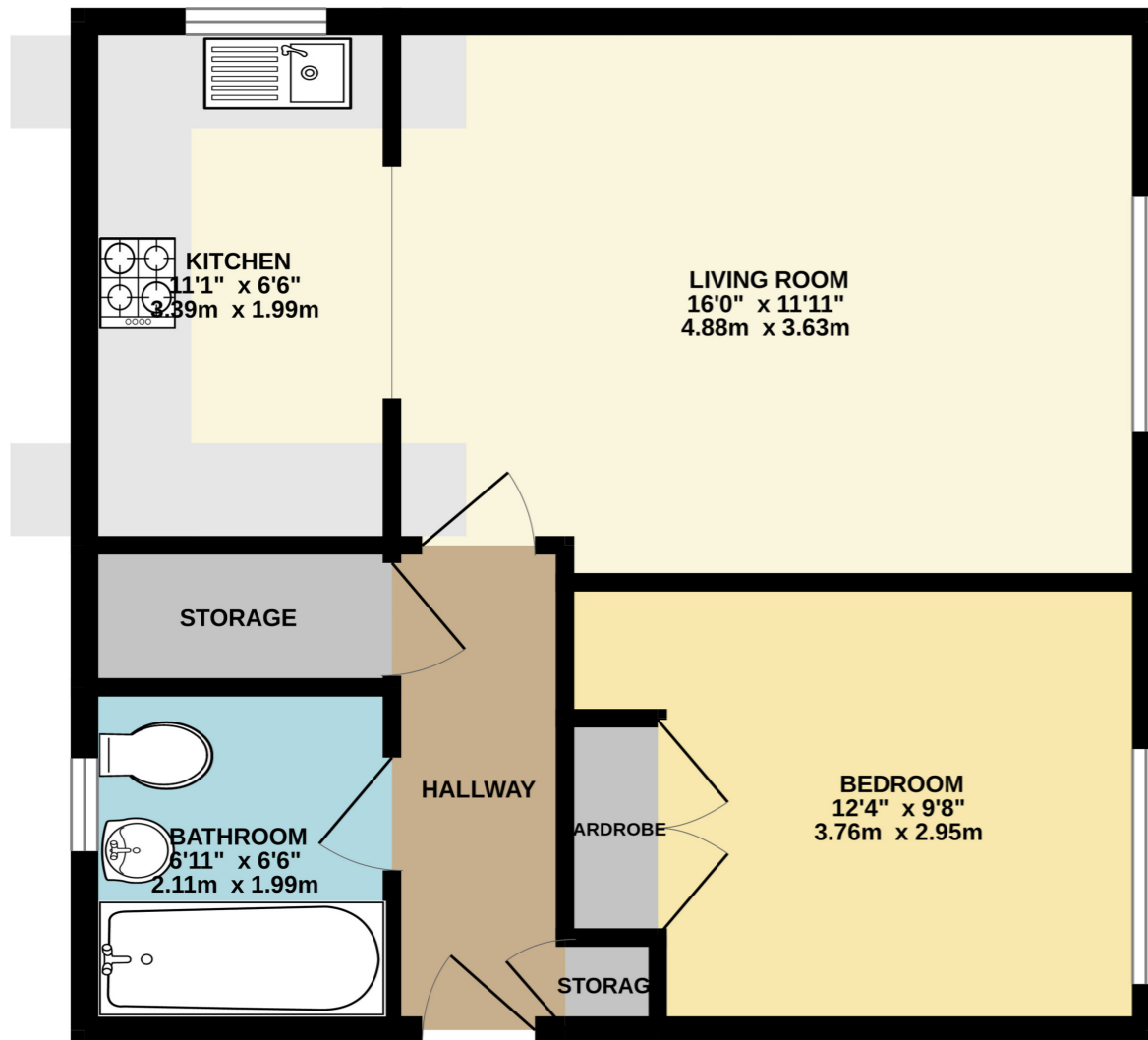


GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Ashdene Gardens, Reading, Berkshire.

£200,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented, one bedroom ground floor apartment. The property is situated in a popular location, which is within walking distance of Reading west train station, is a reasonable distance from Reading town centre and is close to a local bus route and local shops and amenities. Further accommodation includes a living room, a kitchen, and a bathroom. Other features include a large storage cupboard, double glazed windows, gas central heating and one allocated parking space.

- One Bedroom
- Living Room
- Kitchen
- Bathroom
- Ground Floor
- Allocated Parking Space
- Close to Reading West Train Station
- Close to A4 & Town Centre



## Property Description

### Ground Floor

#### Entrance Hall

Offers access to the living room, bedroom, bathroom and storage cupboard, double radiator.

#### Living Room

16' 0" x 11' 11" (4.88m x 3.63m) Side aspect double glazed window, double radiator, three TV points, telephone point, access to kitchen.

#### Kitchen

6' 6" x 11' 1" (1.98m x 3.38m) Rear aspect double glazed window, range of base and eye level units, gas hob with extractor hood, built in oven, 1.5 bow sing with draining board, space for fridge freezer, space for washing machine, partly tiled walls.

### Bedroom

12' 4" x 9' 8" (3.76m x 2.95m) Side aspect double glazed window, double radiator, built in wardrobe.

### Bathroom

6' 6" x 6' 11" (1.98m x 2.11m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, double radiator, partly tiled walls, extractor fan.

### Outside

#### Parking

One allocated parking space.

#### Council Tax Band

B

