



Ashdene Gardens, Reading, Berkshire. RG30 2EP

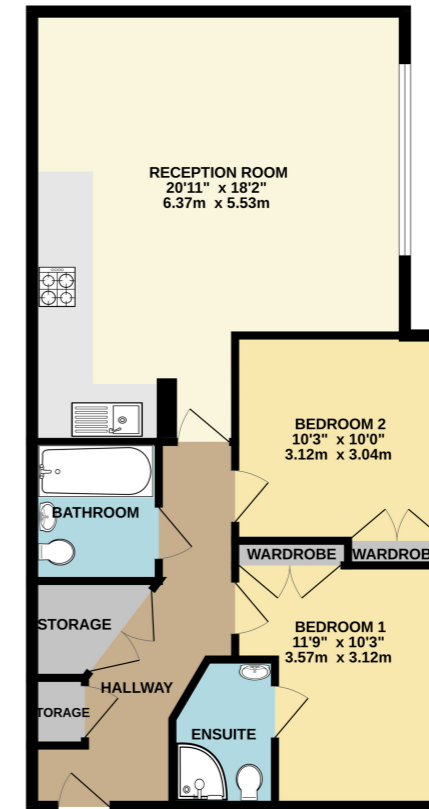
£285,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented, two double bedroom second 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 open living / diner / kitchen, en-suite shower room and a bathroom. Other features include high ceilings, throughout ample storage, double glazed windows, gas central heating and one allocated parking space.

- 2nd Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Lift to All Floors
- Allocated Parking
- Open Plan Kitchen Sitting Room
- Ample Storage
- High Ceilings



SECOND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797sq.ft. (74.0 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 misstatement. 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.
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Property Description

Second Floor

Entrance Hall

Access to reception room, both bedrooms, family bathroom. Two storage cupboards.

Bedroom One

11'9" x 10'3" (3.57m x 3.12m)
Side aspect double glazed window. Double door built in wardrobe.
Access to en-suite shower room.

En-Suite

Low level WC, wash hand basin, corner shower unit, heated towel rail.

Bedroom Two

10'3" x 10'0" (3.12 x 3.04m)
Side aspect double glazed window. Double door built in wardrobe.

Family Bathroom

Low level WC, wash hand basin, bath with shower attachment over. Heated towel rail.

Open Plan Lounge / Diner / Kitchen

20'11" x 18'2" (6.37m x 5.53m)
Side aspect double glazed window. Matching base and wall kitchen units with integral fridge freezer, dishwasher, and gas hob. Fitted oven. Appliance space for washing machine. High ceilings with spotlights.

Parking

Allocated parking space.

Lease Details

105 year lease remaining.
Ground Rent £250 per year
Service Charge £2278 per year.

Council Tax Band

D

