



**ASHDOWN HOUSE, READING, BERKSHIRE, RG1**  
**£210,000 LEASEHOLD**

**A WELL PRESENTED TWO BEDROOM FIRST FLOOR  
APARTMENT IN THIS CONVENIENT LOCATION  
WALKING DISTANCE OF READING TOWN CENTRE**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



**Winkworth**  
for every step...

## DESCRIPTION:

This well presented two bedroom first floor apartment is conveniently located on the edge of Reading town centre offering excellent access to the M4 at Junction 11 and Reading Station with its direct links to London Paddington in just over 20 minutes and on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property has been well maintained by the current owner who has recently installed a brand new kitchen, new windows and a new shower. Living accommodation comprises, an entrance lobby, a 20ft dual aspect sitting/dining room, a contemporary fitted kitchen, two double bedrooms and a bathroom. The property further benefits from an allocated car parking space, communal gardens and would make an excellent first time or investment purchase with a potential rental yield in excess of 6.5 %

## AT A GLANCE

- Two Bedroom First Floor Apartment
- 20ft (6m) Dual Aspect Living Room
- Contemporary Fitted Kitchen
- Replacement Windows
- Walk to Town
- Council Tax Band C
- Service Charge £1700 per annum
- Ground Rent £80 per annum
- 93 Year Lease



**Winkworth**  
for every step...

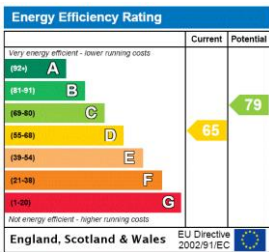


**Winkworth**  
for every step...





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.