



**ASHDENE GARDENS, READING, RG30 2EP
OFFERS IN EXCESS OF £260,000 LEASEHOLD**

**SITUATED IN THIS SOUGHT AFTER CUL-DE-SAC
LOCATION A FIRST FLOOR TWO BEDROOM TWO
BATHROOM APARTMENT**

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



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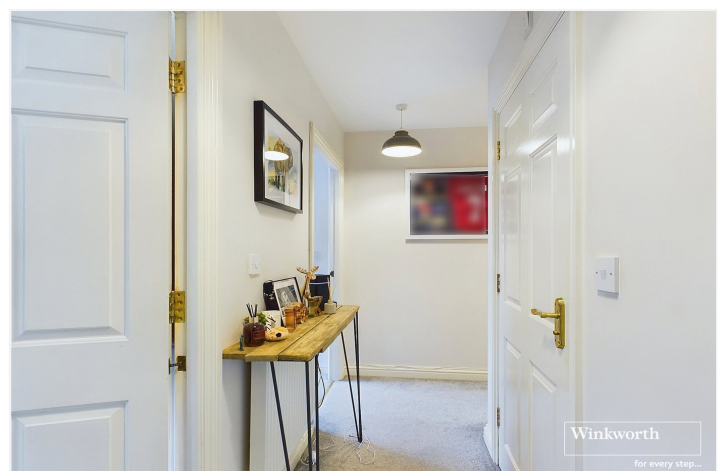
DESCRIPTION:

Offered to the market with no onward chain complications is this superb two bedroom first floor apartment located in a quiet cul-de-sac off one of West Reading's favoured roads close to Reading's largest public Park, Prospect Park, and under a mile from Reading Town Centre. The property is a short walk from Reading West railway station, offers excellent access into Reading Town Centre as well as junctions 11 and 12 of the M4. Living accommodation comprises, a generous open plan lounge/diner with fitted kitchen benefitting from a range of integrated appliances including dishwasher and washer dryer, two double bedrooms (both with built in wardrobes), en suite shower room to the master bedroom and a further bathroom. The property further benefits from residents parking.

The property further benefits from allocated parking. This well presented home would make an excellent first time purchase or investment with a rental yield in excess of 5%.

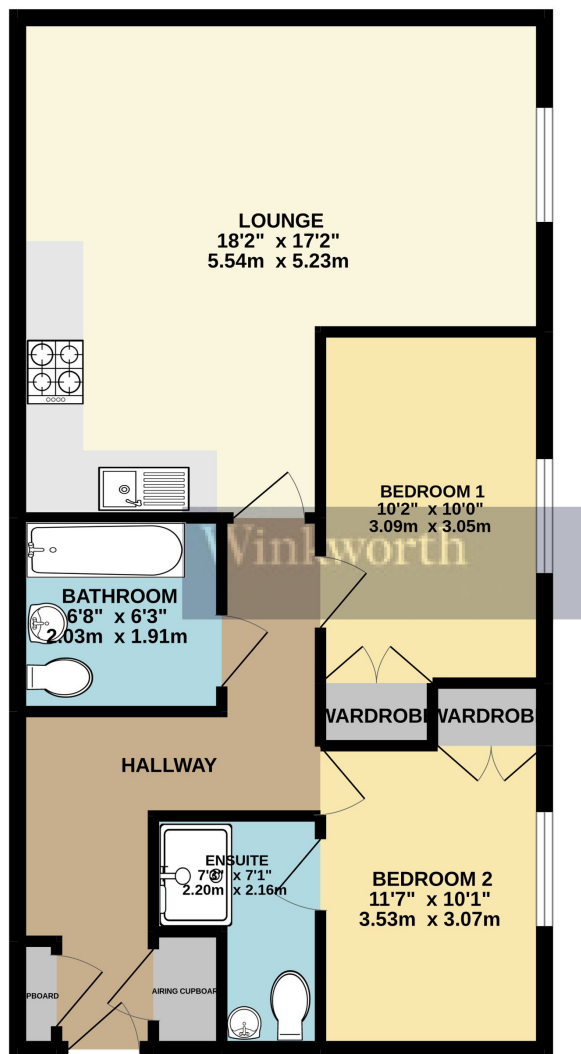
AT A GLANCE

- Two Bedroom First Floor Apartment
- Popular Location Off a Favoured Tree Lined Road
- Off Road Parking
- Two bathrooms
- Open Plan Living With Fitted Kitchen
- Ample Storage and Built-In Wardrobes
- 105 Year Lease
- £1549 Service Charge Per Annum
- £250 Ground Rent Per Annum
- No Chain Complications





FIRST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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.
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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.

Tenure: Leasehold
Term: Expires - 02/06/2129
Service Charge: £1548.58 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F	81	82
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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