

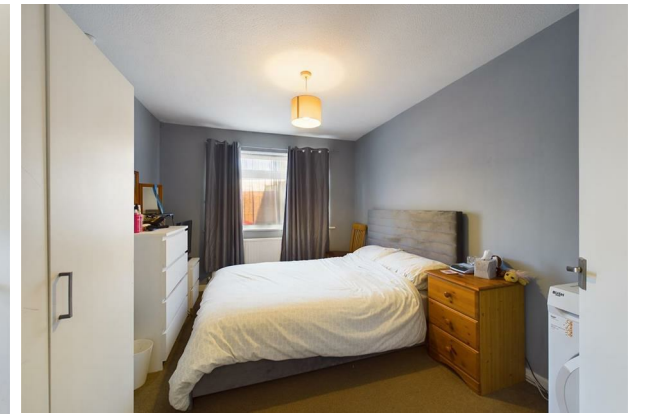
# Vp

6 Ashton Close  
Tilehurst, RG31 5ED

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Offers in excess of £200,000 Leasehold

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



# 6 Ashton Close

## DESCRIPTION:

VP - NO ONWARD CHAIN AND BRAND NEW LEASE ON COMPLETION.

Presented to the market is this two double bedroom first floor maisonette located within excellent access to bus routes, amenities, parks, schools and Tilehurst train station. The accommodation comprises porch, stairs to first floor, two bedrooms, bathroom, living room and kitchen.

Council tax band - C

Lease - Brand new on completion

Ground Rent - £45 PA

Service Charge - £524.40 PA - includes the buildings insurance, ground maintenance and general maintenance.

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- BRAND NEW LEASE
- LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607

E: [sales@villageproperties.org](mailto:sales@villageproperties.org)

W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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