



sansome  george

Flat 19, Ashdown House Battle Square, Reading, Berkshire, RG30 1AX
£230,000 Leasehold

sansome  george
Residential Sales & Lettings

- First Floor Apartment Built in 2013
- South Facing Balcony Overlooking Park
- Main Bedroom With Juliet Balcony & Fitted Wardrobes
- 2nd Double Bedroom/Home Office
- UPVC Double Glazing & Electric Heating
- Allocated Parking Space
- Desirable Open Plan Living Area With Kitchen
- En-suite Shower Room To Bedroom 1
- Spacious 3 Piece Bathroom
- Ideally Located Close To Train Station & All Amenities

Ashdown House forms part of the popular Battle Square development which was built in 2013 and ideally located within 5 minutes walk of Reading West train station and a Tesco Extra 24 hour supermarket as well as being within close proximity of a wealth of amenities to include green spaces and the River Thames, gyms and sports centre, a varied range of shops, cafes, restaurants/takeaways and pubs, as well as a number of regular bus services in all directions.

Positioned on the first floor of the building, the property enjoys great natural light due to the predominantly south westerly aspect. With telecom entry system, the main door opens to a central communal entrance hall with stairs to the first floor. The front door opens to a hallway with doors to all rooms. These comprise of main bedroom with Juliet balcony, fitted wardrobes and en-suite shower room, 2nd bedroom/home office, spacious bathroom (with window and built in airing cupboard) including shower over bath and the living area. This sought after, open plan, dual aspect space has stripped wood effect laminate flooring with a contemporary and well appointed fitted kitchen along one wall. The living area features French doors with flanking full height windows which open to the southerly aspect balcony overlooking the central Battle Square park. Other general notable features include UPVC double glazing, independent electric heating and also an allocated parking space. To the rear there is also bicycle storage and refuse/recycling areas.

For more information or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

Leasehold Information:-

Lease Term:- 125 years from 25/3/2010 hence circa 110 years remaining

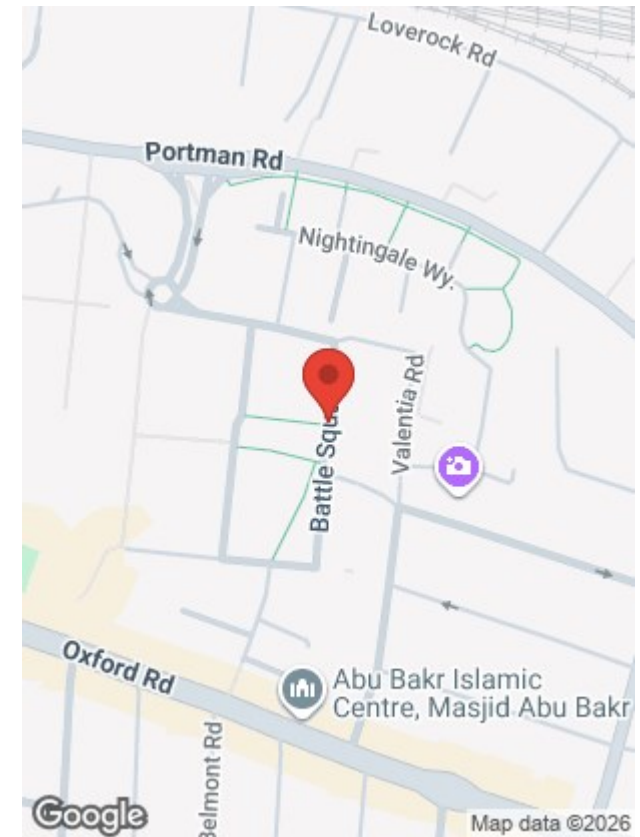
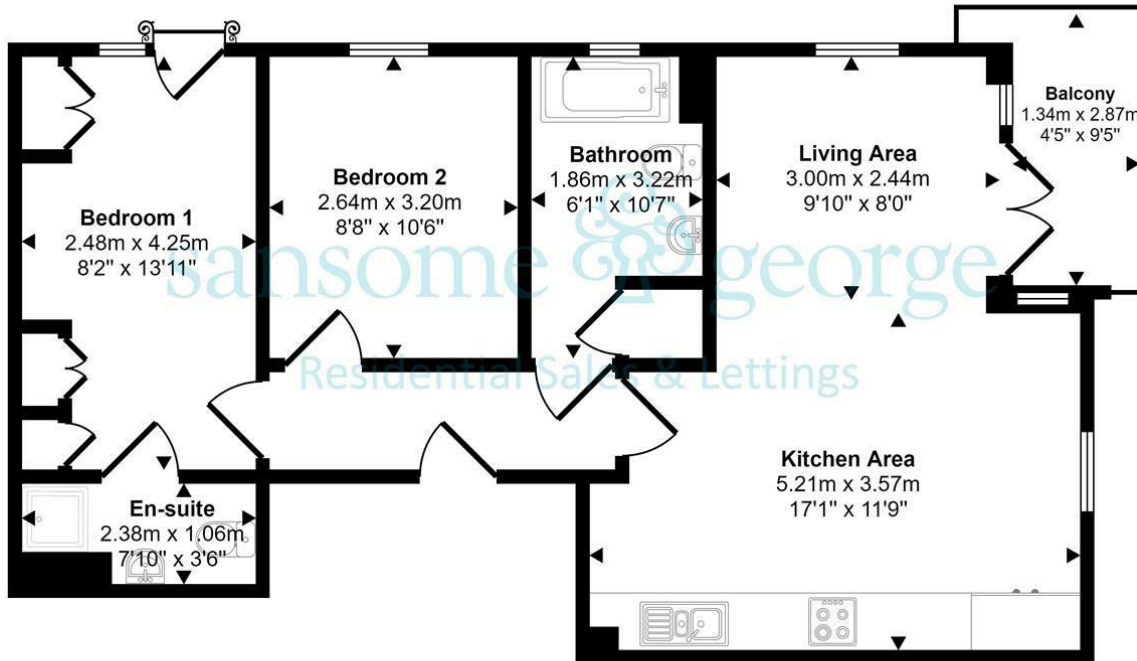
Ground Rent:- £718.98 per annum

Service/Maintenance Charges:- £2128.46 per annum

Reading Borough Council - Band C

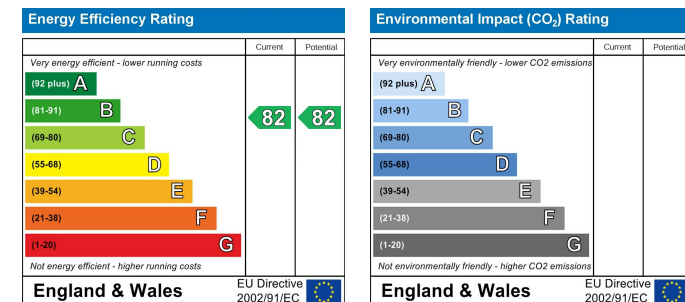


Approx Gross Internal Area
59 sq m / 639 sq ft



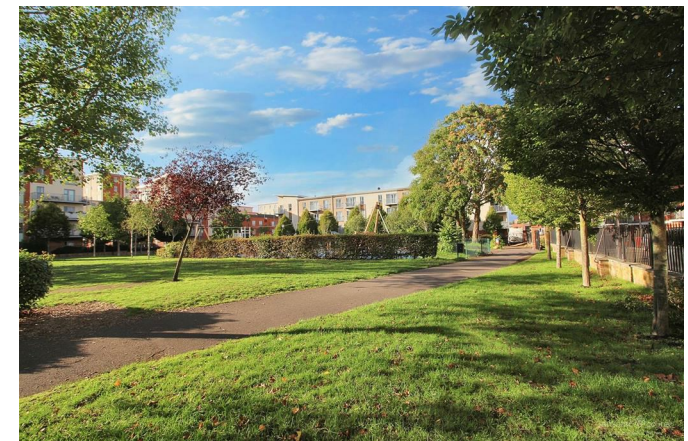
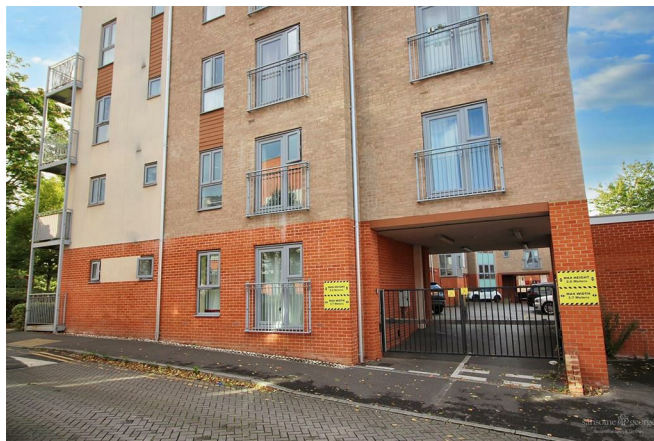
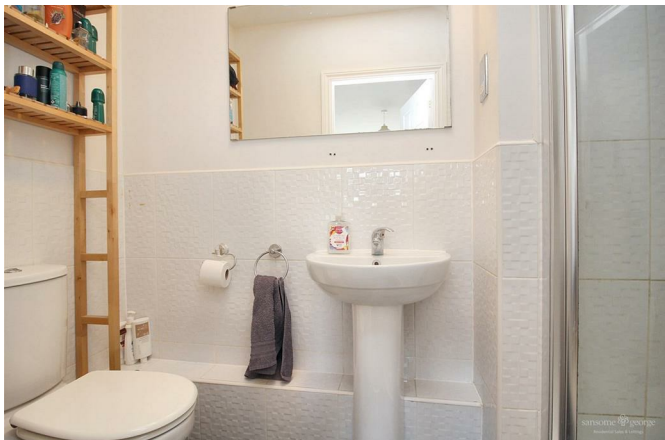
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings