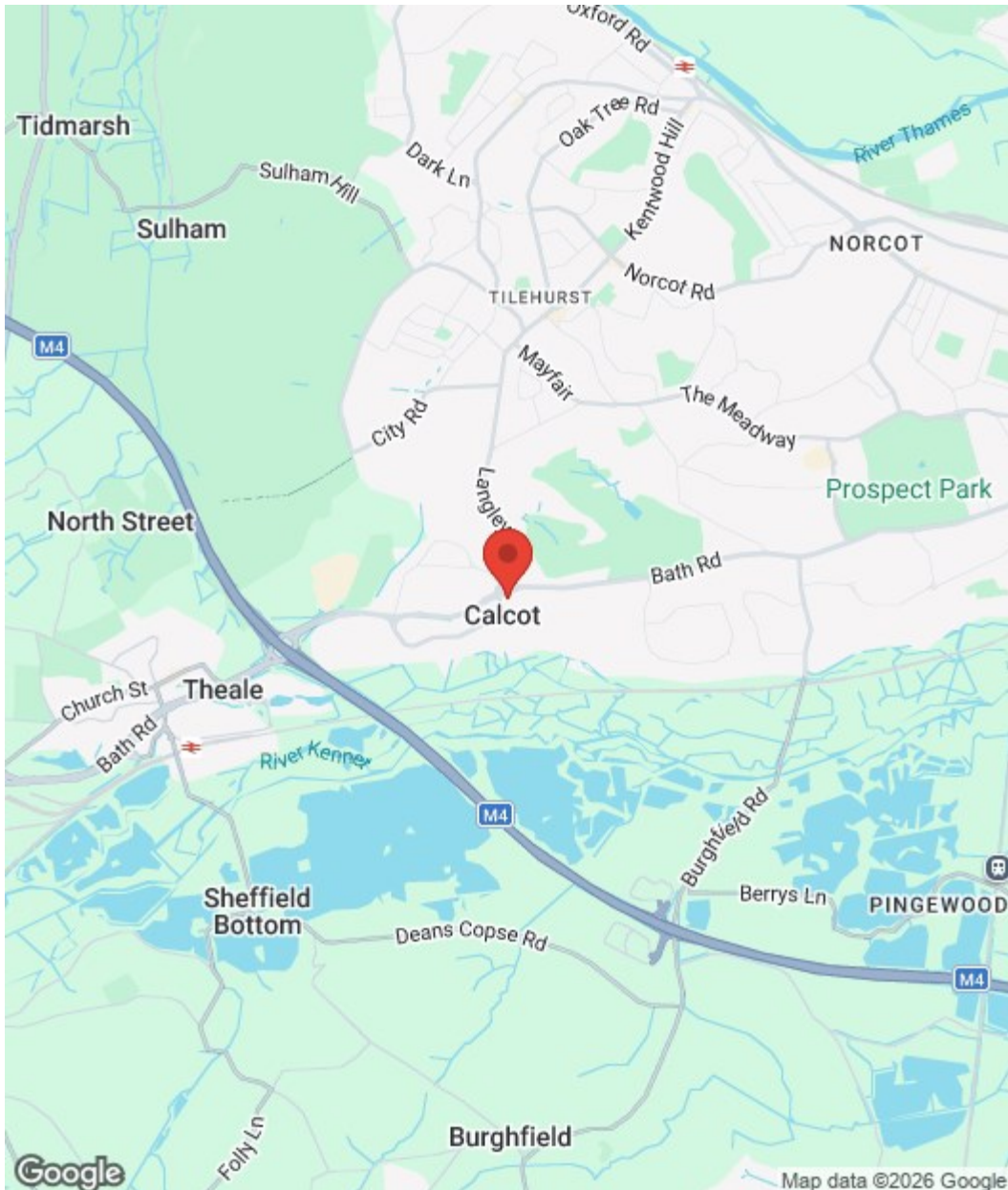




35 Ashmere Close Calcot, RG31 7EN

Guide price £170,000 Leasehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this one-bedroom ground floor apartment, perfect for first-time buyers, professionals, or those seeking a low-maintenance lifestyle in a vibrant community. Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed bedroom, bathroom, and an inviting open plan living and dining kitchen area, perfect for both relaxation and entertaining.

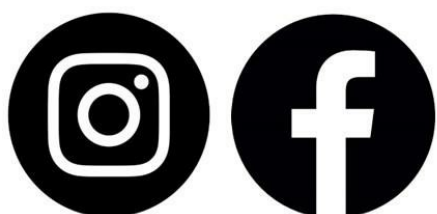
The apartment boasts the comforts of gas central heating and double glazed windows, ensuring a warm and peaceful environment throughout the year. With approximately 950 years remaining on the lease, this property presents a secure investment for the future.

An allocated parking space adds to the convenience of this residence, making it ideal for those with a vehicle. The location is particularly advantageous, as it is within walking distance to various bus stops, local amenities, a gym, and picturesque parks, catering to all your daily needs. Furthermore, the M4 junction 12 is just a short drive away, providing easy access to surrounding areas and beyond.

Council tax band - B
Ground rent £37.50 per annum
maintenance £1533 per annum
lease circa 950 years remaining

- NO ONWARD CHAIN
- ONE BEDROOM
- GROUND FLOOR
- ALLOCATED PARKING
- CIRCA 950 YEARS LEFT ON LEASE

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