

20 Ashmere Close, Calcot, Reading, RG31 7EN
£180,000 Leasehold - Share of Freehold

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- Ground Floor Apartment
- Very Well Presented Throughout
- Dual Aspect Living Room
- Double Bedroom
- UPVC double glazed windows
- Allocated Parking Space
- Entrance Hall With Built In Storage
- Modern Open Plan Kitchen
- 3 Piece Bathroom Includuing Shower Over Bath
- Gas Radiator Central Heating Via Combi Boiler



This purpose built ground floor apartment is presented in excellent condition and is ideally situated in a cul-de-sac in the Calcot area. This convenient location is ideal, being within 2 minutes walk of a wealth of conveniences to include a local parade of shops, expansive green space in Linear Park with The Holybrook, numerous frequent bus services in all directions to include Tilehurst Village and Calcot Retail Park with 24 hour gym and shops to Sainsbury's and IKEA. Being just of the A4 Bath Road, Reading Town Centre is approximately 3 miles to the east, and junction 12 of the M4 motorway is circa 1 mile by car.



Complemented by an allocated parking space next to the property, the property is located on the ground floor and is accessed via a communal entrance. The front door opens to an entrance hall which has doors to all rooms, plus a handy storage recess housing the gas fired combi boiler. The bedroom is opposite a separate modern bathroom which includes a heated towel rail and a white 3 piece suite to include bath with shower over and glazed shower screen. The spacious double aspect living space include a box bay window and is open plan to a well appointed modern fitted kitchen with integrated oven and hob.

Ideally suited to owner occupation for those looking to downsize, for single story living and ease of mobility, following a separation, or as a second property, as well as being a great buy-to-let investment purchase. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band B

Leasehold Information:-
Lease Term:- 999 years from 1/1/1986
Ground Rent:- £75 per annum
Service/Maintenance Charges:- £1,892.04 per annum







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Approx Gross Internal Area
38 sq m / 414 sq ft

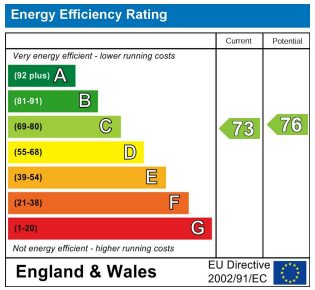


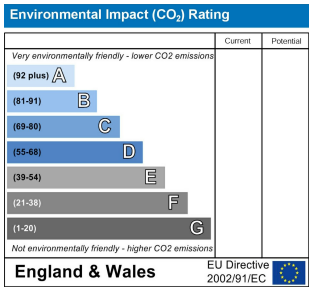
Floorplan

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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.





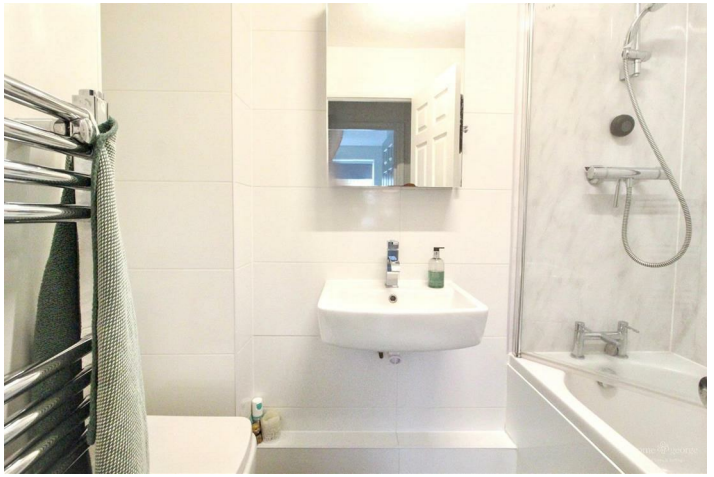


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