



sansome & george

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

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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 In Residents Gated Courtyard
- 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 of range 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 in the gated residents car park in the courtyard to the rear where 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:-

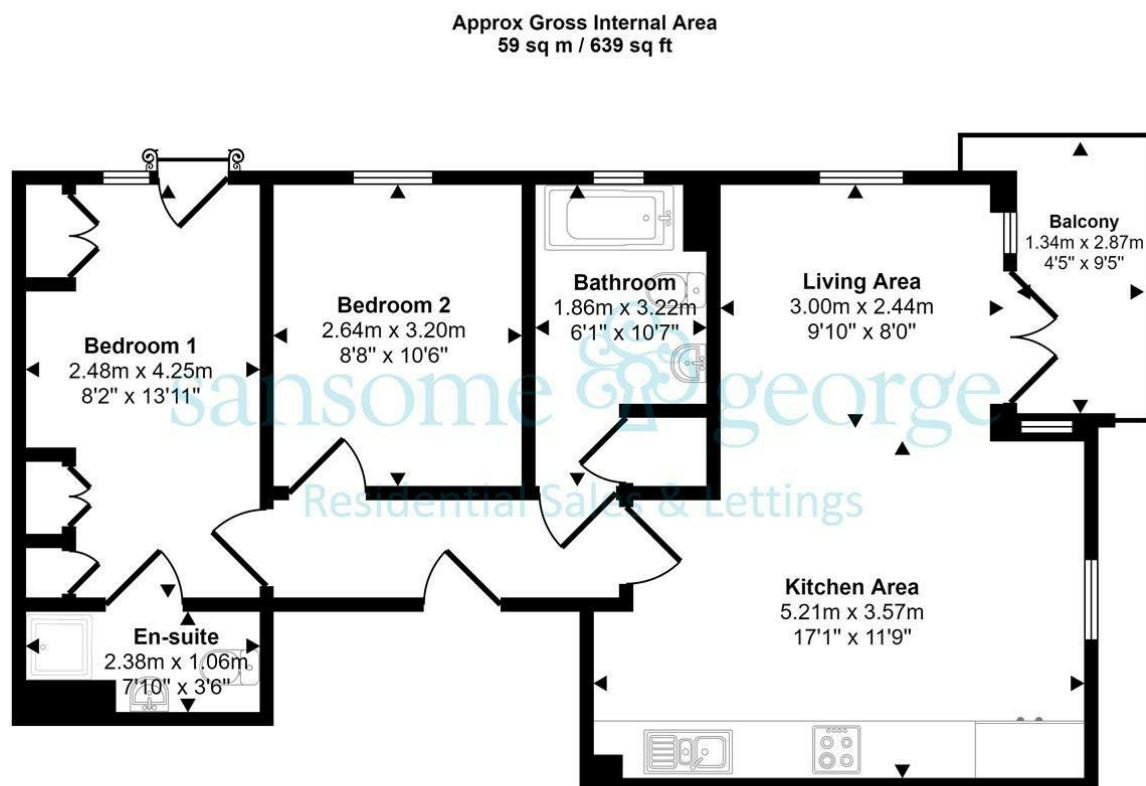
Lease Term:- 125 years from 25/3/2010 hence circa 110 years remaining

Ground Rent:- £718.98 per annum

Service/Maintenance Charges:- £2128.46 per annum

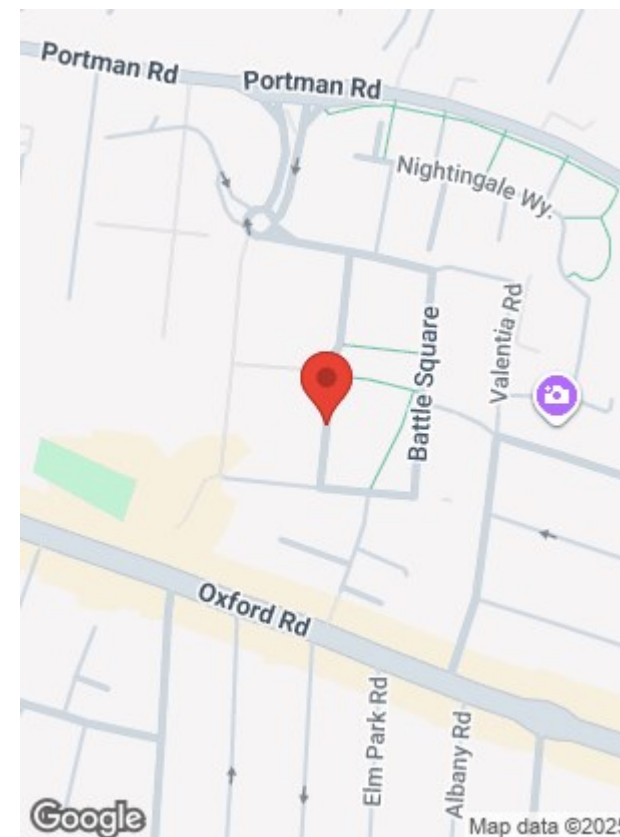
Reading Borough Council - Band C





Floorplan

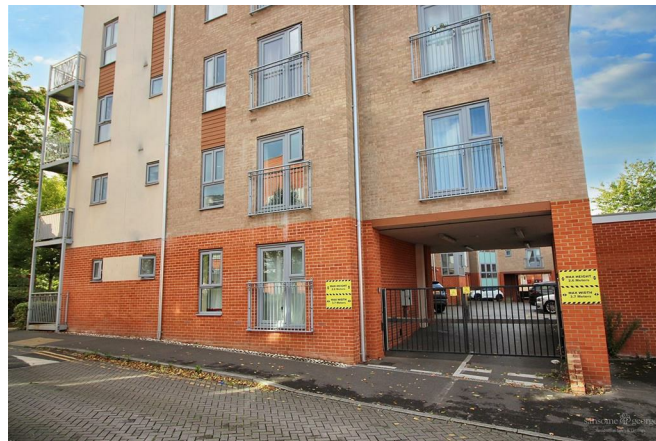
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	82	82			

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