

SANSOME & GEORGE

Residential Sales & Lettings

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Ashdene Gardens, Reading, Berkshire, RG30 2EP



Fantastic opportunity to acquire a 60% share in this impressive one Bedroom apartment, positioned within a quiet cul-de-sac and benefiting from allocated parking. With local bus routes providing easy access into Reading town centre, this home boasts a 15' dual aspect Lounge, fitted Kitchen and 14' Master Bedroom.

Early inspections come highly recommended by the sole selling agent.

Please call West and Central Reading office on (0118) 9583333.

£89,950

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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

ENTRANCE HALL Coved ceiling, radiator, built in single storage cupboard housing floor mounted boiler, wall mounted security entry system, inset hatch providing access to Loft Space.



LIVING ROOM (15'3" x 12'1") Front aspect and side aspect UPVC double glazed window, coved ceiling, radiator, TV and telephone point.



KITCHEN (11'0" x 6'3") Side aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, built in electric oven and 4 ring gas hob, plumbing for washing machine, space for fridge freezer, tiled surrounds.



BEDROOM 1 (14'6" x 11'6") Front aspect UPVC double glazed window, coved ceiling, radiator, built in double wardrobes, TV and telephone point.



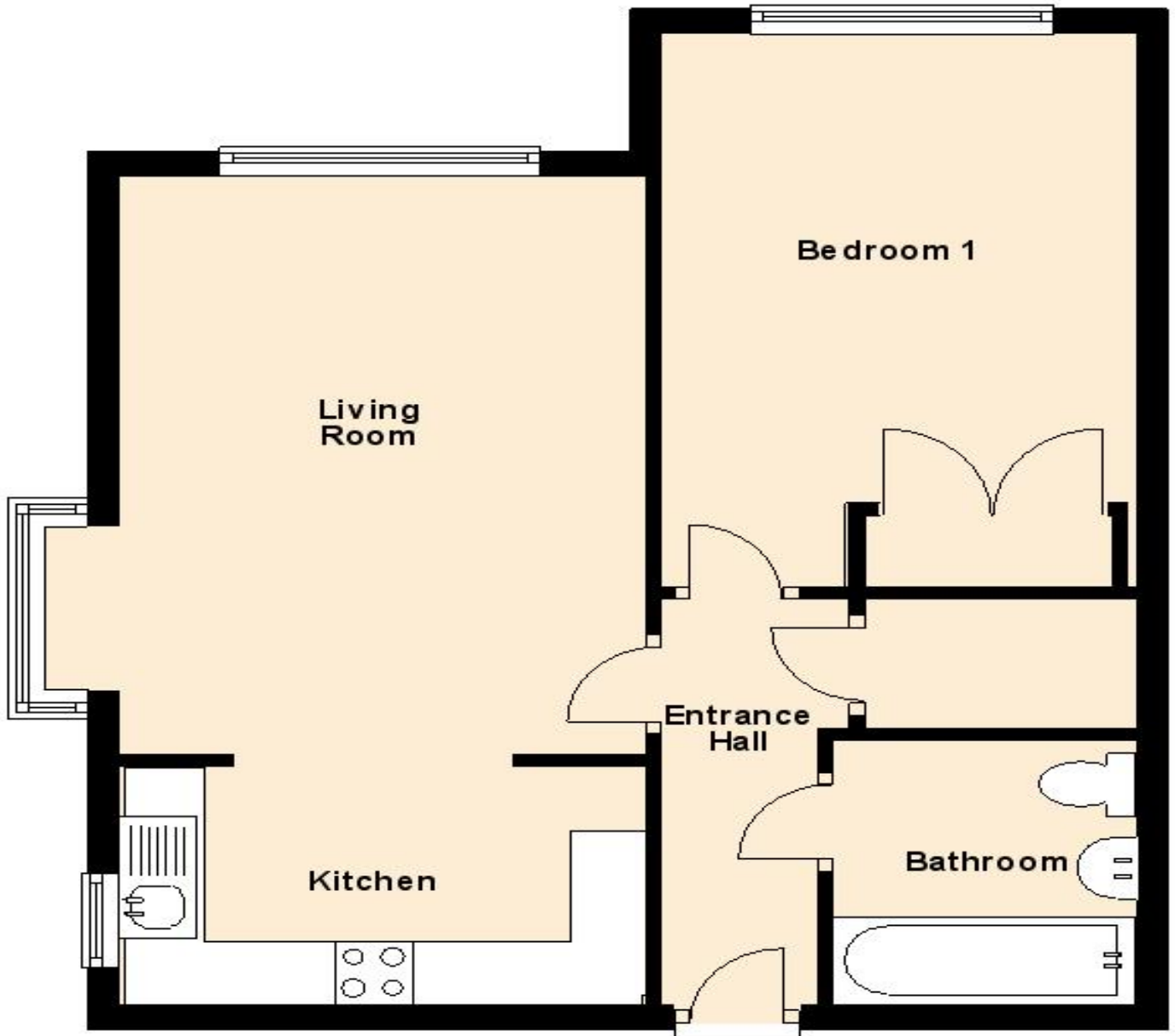
BATHROOM Matching three piece white suite comprising panel enclosed bath with shower attachment, wall mounted pedestal wash hand basin, low level push button WC, radiator, part tiled walls, extractor fan.

GARDEN Communal gardens laid mainly to lawn.

PARKING Allocated parking for one car.



Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.