**4 Ashton Close, Tilehurst, Reading, RG31 5ED**
**£250,000 Leasehold**

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- Popular First Floor Maisonatte
- Garage & Communal Grounds
- Naturally Light & Well Presented Accommodation
- Gas Fired 'Combi' Boiler (Installed 2021)
- 59 sq. m. (639 sq. ft.) Of Accomodation
- No 'Onward Chain' Complications
- Comprehensively Updated Throughout
- Extended Lease Term With 140 Years Remaining
- New UPVC Double Glazing Installed 2021
- Ample Built In Storage

This well presented and sought after purpose built maisonette is offered to the market with the added advantage of no 'onward' chain complications and has been carefully and comprehensively updated over the last 5 years and beautifully maintained since and hence, is presented in fantastic condition throughout. Enjoying great natural light throughout from the first floor position and outlook, the property is situated at the foot of a cul-de-sac in communal gardens for shared use of the residents. This convenient location is within close proximity of conveniences to include green spaces, regular bus services, and local parade of shops/take aways. Highly regarded primary and secondary schools are within 0.5 miles as is Tilehurst village centre with a further host of amenities. Tilehurst Train Station is just over 1 mile, Reading Town Centre circa 4 miles to the east and junction 12 of the M4 motorway being a simple commute via the A4 Bath Road.

Boasting new gas fired central heating and UPVC double glazing in 2021, the property is approached via the private front door at ground level where stairs rise to the first floor. The landing has a a large built in storage cupboard and also doors to the versatile 2nd (double) bedroom and the spacious living room with large window flooding the space with light. An opening leads to a stylish and well appointed fitted kitchen with ample work top space and integrated oven, hob and appliance space for fridge/freezer, washing machine and dishwasher. From the living room, a door opens to an inner hallway where there are 2 further large built in storage cupboards (one housing the 'combi' boiler), and doors servicing a spacious main bedroom and a separate bathroom with side aspect window, and white suite to include bath with thermostatic mixer shower over and glazed folding shower screen, and a vanity unit with wash basin over. The property also benefits from access to loft storage space.

Externally, the single garage is in the middle of a row of 3 and located 10 meters from the property. Communal lawned gardens include laundry drying area with washing lines.

This lovely example of a sought after property must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

LEASEHOLD INFORMATION:-
Lease Term:- 189 years (minus 3 days) from 1/1/1977 hence circa 140 years remaining
Ground Rent:- Peppercorn
Service/Maintenance Charges:- £521.88 per annum

Reading Borough Council - Band C

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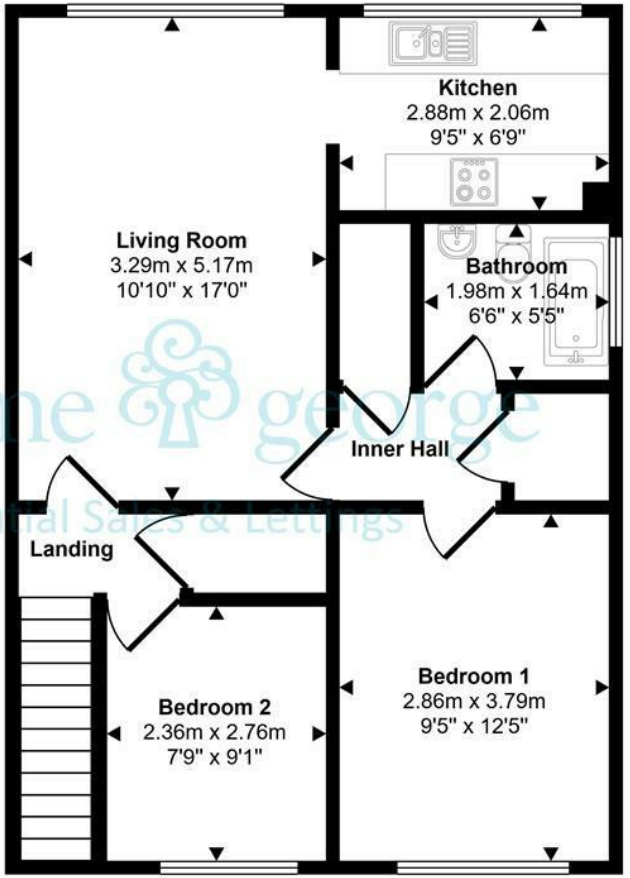
**Approx Gross Internal Area**
**59 sq m / 639 sq ft**

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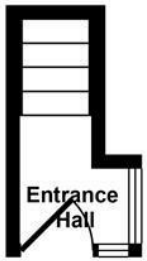
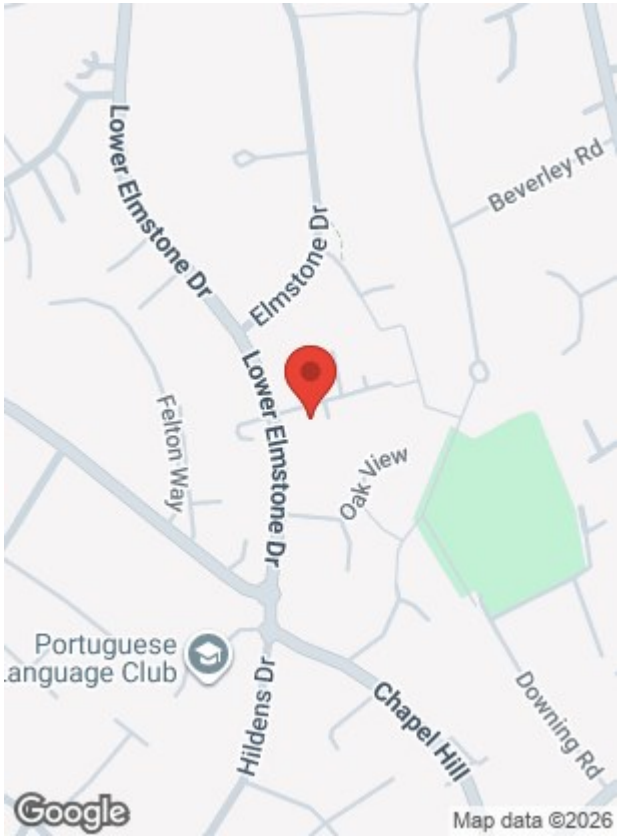
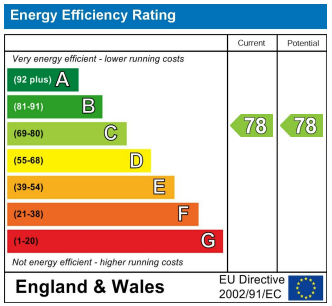
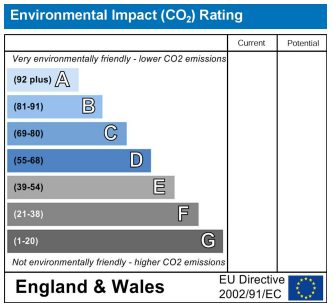
First Floor
**Approx 57 sq m / 616 sq ft**




Ground Floor
**Approx 2 sq m / 23 sq ft**




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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