



**35 Ashmere Close, Calcot, Reading, RG31 7EN**  
**£170,000 Leasehold**

- Ground Floor Apartment
- Allocated Parking Space
- Open Plan Living Room With Fitted Kitchen
- Fully Tiled Shower Room
- Gas Radiator Central Heating (n/t)

- No 'Onward Chain'
- Cul-De-Sac Location Close To Amenities
- Front Aspect Bedroom
- Residents Communal Garden
- UPVC double glazing

Offered with the added advantage of no 'onward chain' this ground floor apartment is conveniently located just off the A4 Bath Road in Calcot. This ideal location is within 1 mile of all amenities to include Linea Park, retail park to include 24 hour gym, various supermarkets, several frequent bus services, and junction 12 of the M4 motorway. Further amenities are available in nearby Tilehurst or Theale (both with train stations), or in Reading town centre approximately 4 miles away.

Positioned on the ground floor of two story purpose built apartments, located in a cul-de-sac, with an allocated parking space, the property sits in front and rear lawned gardens for the shared use of residents. Accessed via a communal entrance hall with intercom entry system, the front door opens to a central entrance hall with doors to all rooms comprising bedroom, shower room and living space. The front aspect bedroom features stripped wood effect laminate flooring while the shower room is fully tiled and includes a heated towel rail, double cubicle and vanity unit with inset basin. The open plan living space overlooks the garden behind from a box bay window with a well appointed kitchen fitted to one side which includes an integrated oven and hob plus a breakfast bar. The property is further complemented by gas fired central heating to radiators, and double glazed windows throughout.

Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.

#### Leasehold Information:-

Lease Term:- 999 years from 1/1/1985, circa 958 years remaining

Ground Rent:- £37.50 per annum

Service Charge:- £1533.00 per annum

West Berkshire Council - Band B

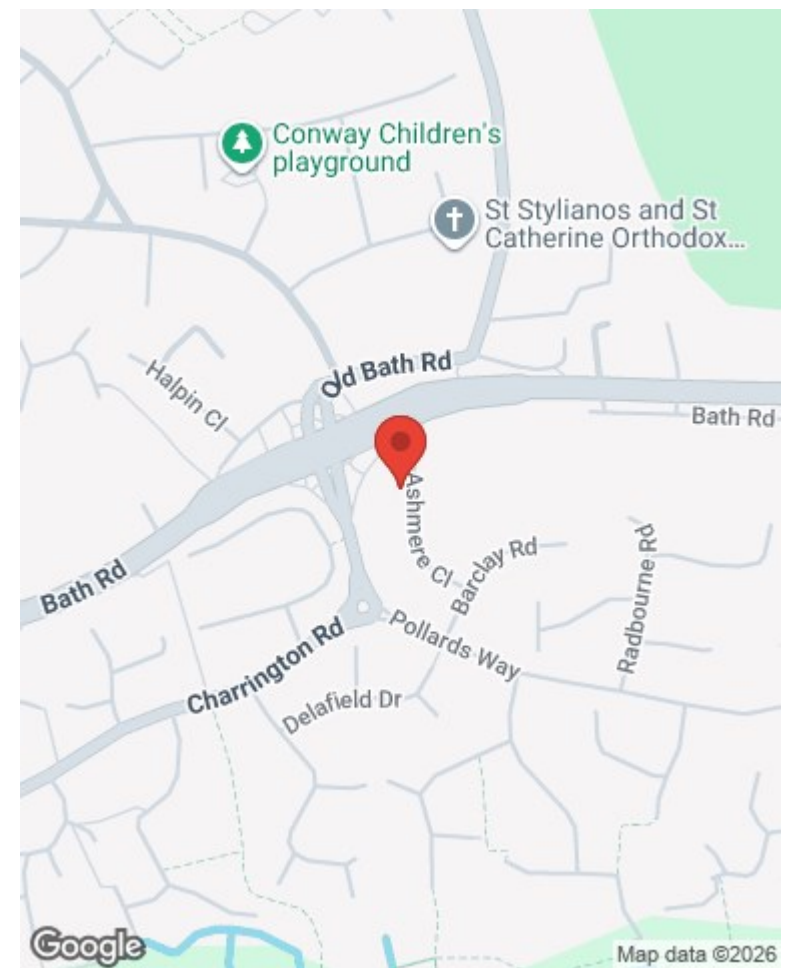


Approx Gross Internal Area  
37 sq m / 399 sq ft



Ground Floor

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

#### Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings