



ASHDOWN HOUSE, REMBRANDT WAY, READING, RG1 6QW
£210,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN A TUCKED AWAY LOCATION, YET WITHIN A SHORT WALK OF READING TOWN CENTRE

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DESCRIPTION:

Offered to the market with no onward chain and situated on the edge of Reading town centre, a well presented two bedroom ground floor apartment situated in a quiet cul-de-sac. Providing easy access to the M4, A329, Royal Berkshire Hospital, The Oracle Shopping Complex and Reading's mainline train station which offers direct links to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

Internally comprising entrance lobby, entrance hall, good sized kitchen, 20ft triple aspect sitting/dining room, and there are two double bedrooms which are complemented by a bathroom. The property also benefits from an allocated car parking space, communal gardens and would make an excellent first time or investment purchase with a potential rental yield of 7%

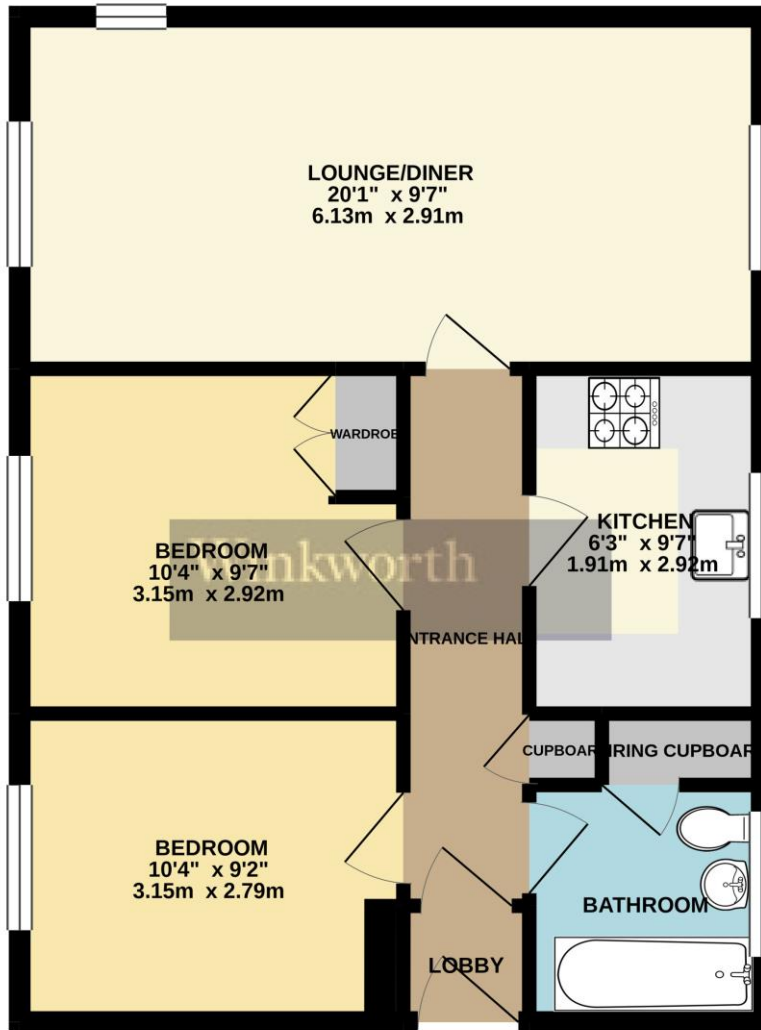
AT A GLANCE

- Ground Floor Apartment
- 20ft Reception Room
- Two Double Bedrooms
- Allocated Parking Space
- Communal Gardens
- Quiet Location
- Service Charge £1,720 pa
- Ground Rent £80 pa
- 92 Years Remaining On The Lease





GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



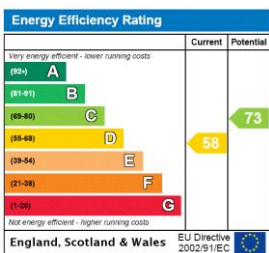
TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold
Term: Expires - 11/04/2116
Service Charge: £1720 per annum
Ground Rent: £ 80 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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