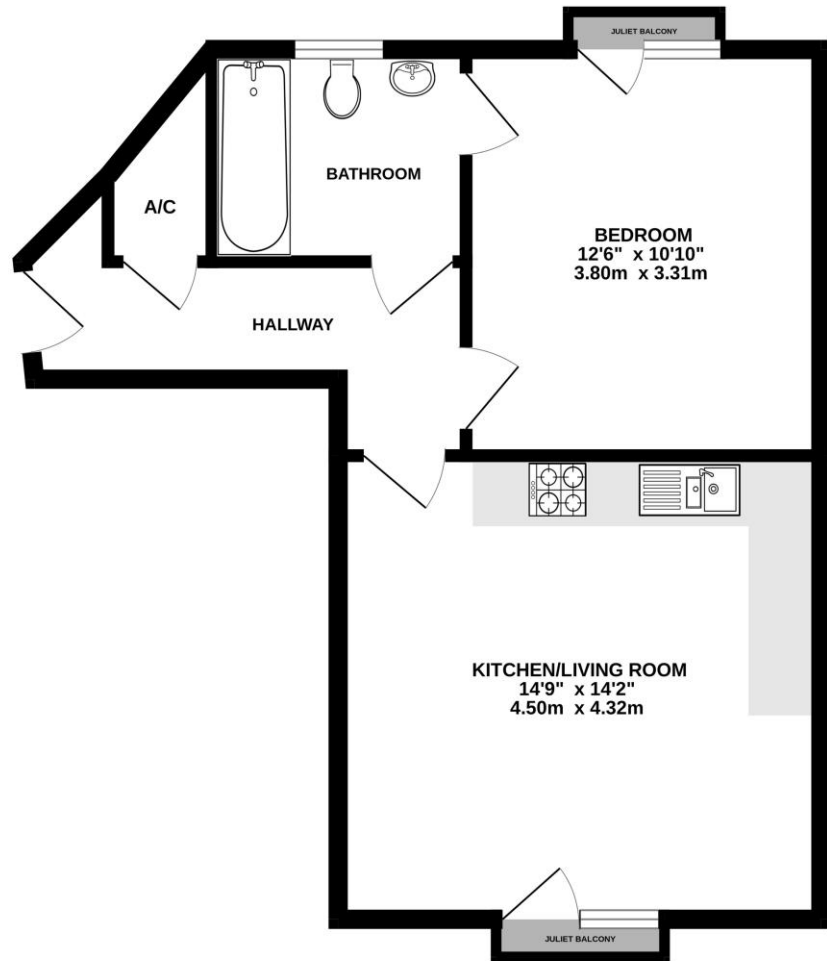




FIRST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 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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20 Ashdown House, Battle Square, Reading, RG30 1AX  
Price £210,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



20 Ashdown House, Battle Square, Reading, RG30 1AX  
Price £210,000 Leasehold

Masons are proud to offer to the market this immaculately presented, one bedroom modern apartment situated in the popular West Village development, within walking distance of local amenities, close to Reading Town Centre, mainline station and Reading West station. The property is presented for sale in excellent condition and having undergone recent improvements by the current owners. The accommodation comprises of a 14ft open plan kitchen/living room with Juliet balcony, a 12ft bedroom with a Juliet balcony and a modern Jack and Gill en-suite bathroom. Further benefits of the property include UPVC double glazing, allocated parking, telephone entry system, a short walk from a well maintained park that serves the development and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- Immaculate condition
- NO ONWARD CHAIN
- Close to local amenities
- 14ft open plan kitchen/living room
- 12ft bedroom with Juliet balcony
- Allocated parking
- Telephone entry system
- UPVC double glazing
- Close to Reading town centre

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Front door opens into the hallway which boasts a large airing/storage cupboard and doors to...

Open plan  
Kitchen/living room:  
14'9" X 14'2"  
Double glazed with a front aspect and Juliet balcony. The kitchen is fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, oven, electric hob with extractor above, integral goods including a fridge/freezer and washing machine.

Bedroom:  
12'6" X 10'10"  
Double glazed with a

rear aspect, Juliet balcony and a door to the Jack and Jill en-suite bathroom.

En-suite/bathroom:

Double glazed with a rear aspect, fitted with a panel enclosed bath with overhead rainfall shower, low level WC and hand wash basin.

Outside:

The local area offers well maintained communal gardens, a park, nearby shopping and the property boasts one allocated parking space.



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