



6 Ashton Close
Tilehurst, RG31 5ED

Offers in excess of £200,000 Leasehold

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6 Ashton Close

DESCRIPTION:

VP - NO ONWARD CHAIN AND BRAND NEW LEASE ON COMPLETION.

Presented to the market is this two double bedroom first floor maisonette located within excellent access to bus routes, amenities, parks, schools and Tilehurst train station. The accommodation comprises porch, stairs to first floor, two bedrooms, bathroom, living room and kitchen.

Council tax band - C

Lease - Brand new on completion

Ground Rent - £45 PA

Service Charge - £524.40 PA - includes the buildings insurance, ground maintenance and general maintenance.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- BRAND NEW LEASE
- LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR

ADDITIONAL INFO:

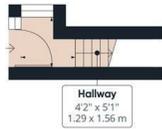
VIEWING STRICTLY BY APPOINTMENT:

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



Ground Floor



Floor 1



Approximate total area⁹¹
600.74 ft²
55.81 m²

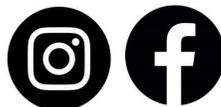
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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