



Flat 1, 109 Grovelands Road, Reading, RG30 2PB
£260,000 Leasehold

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Residential Sales & Lettings

- Character Ground Floor Apartment
- 2 Private Courtyard Garden Areas
- Living Room With French Door Opening To Walled Courtyard
- Bedroom 1 With French Doors To Second Courtyard
- Versatile Second Bedroom
- Allocated Residents Parking For 2 Cars
- Grand Communal Entrance Hall
- Modern Kitchen With Integrated Appliances
- En-suite Shower Room To Bedroom 1
- Fully Tiled Modern Bathroom

A unique and well presented characterful apartment situated in a former lodge, located on the border of West Reading and the suburb of Tilehurst. This convenient location is within a short walk to a wealth of amenities to include several frequent bus services, Prospect Park, 24 hour gym and a range of shops, supermarkets, cafes, pubs and restaurants. Both Tilehurst and West Reading train stations are each approximately 1 mile and Reading's vibrant town centre is under 2 miles away.

This attractive home is approached via a block paved car park providing allocated residents parking (with additional visitor spaces) with a communal front door with intercom entry system opening to a grand communal entrance hall. From here, a private front door services the property. Well presented throughout, accommodation is accessed via an L-shaped central hallway, which also opens to the well appointed modern fitted kitchen which includes integrated oven, hob, fridge, freezer, washing machine and water softener. Engineered wood flooring from the hallway continues into the front aspect living room with French doors opening to a delightful private walled courtyard garden. Bedroom 1 features an en-suite shower room and rear aspect French Doors opening to a second private outside courtyard garden with timber built shed, gated pedestrian access (ideal for bicycles). Bedroom 2 overlooks this courtyard and is serviced by a separate fully tiled bathroom with contemporary white suite and heated towel rail.

This fantastic and individual home must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Leasehold Information:-

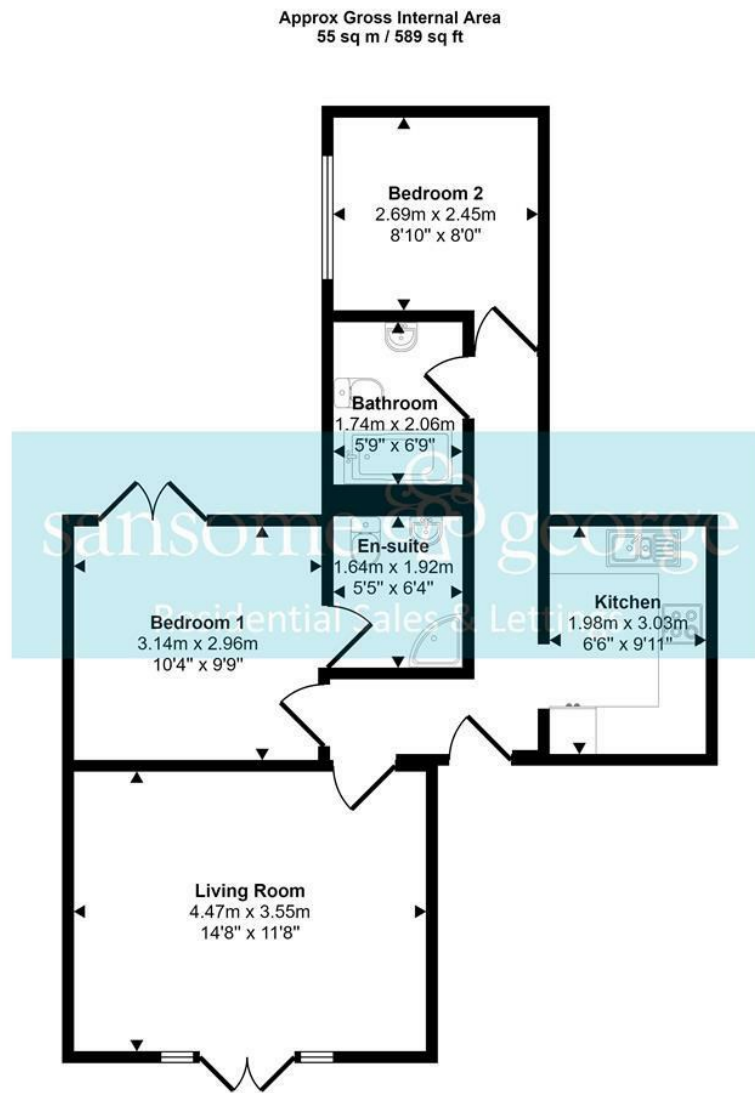
Lease Term:- 125 years from 29/9/2008 hence circa 109 years remaining

Ground Rent:- £100 per annum

Service/Maintenance Charges:- £1308 per annum

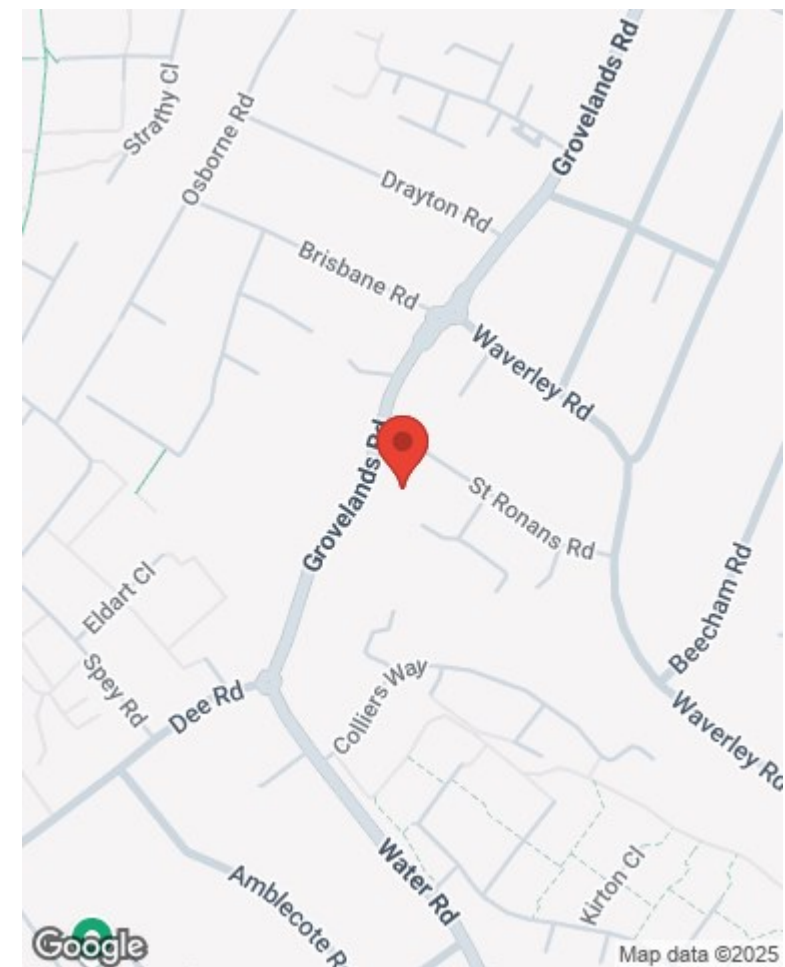
Reading Borough Council - Band B





Floorplan

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) 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	EU Directive 2002/91/EC

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

Misrepresentation and Misdescriptions Acts

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