34 Rowe Court Grovelands Road, Reading, RG30 2HY
£140,000 Leasehold

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- Purpose Built Ground Floor Studio Apartment
- Kitchen
- Garage
- Small Established Development
- Living Area
- Three Piece Bathroom
- Close Proximity To Local Amenities
- Good Access To Transport Links

A well-presented, purpose-built ground floor studio apartment, ideally positioned within a small, established development approximately 2 miles West of Reading's vibrant town centre. The property is also conveniently located just 1.4 miles from Tilehurst Train Station (direct links to Oxford), and 1 mile from West Reading Train Station, offering services to Reading, Paddington, Newbury, and Basingstoke. A wide range of local amenities are within easy walking distance, including Prospect Park, a variety of shops and supermarkets, takeaways, pubs, and cafés.

Accessed via a secure communal entrance with telephone entry system, the accommodation comprises an entrance hallway, a three-piece bathroom suite, and a rear aspect studio/living area which opens onto a fitted kitchen with integrated electric oven and hob.

Outside, maintained grounds are for shared use of the residents and the property also includes a single garage with an additional allocated parking space immediately to the left.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Leasehold Information:-

Lease Term - 125 years from 1989 hence circa 89 years remaining
Ground Rent - £75 per annum
Service Charges - 11/2025 to 31/12/2025 - £753.92
Sub Let Administration Fee (only applies if Let Out) - £150.00 per annum

Reading Borough Council - Band B

Misrepresentation and Misdescriptions Acts
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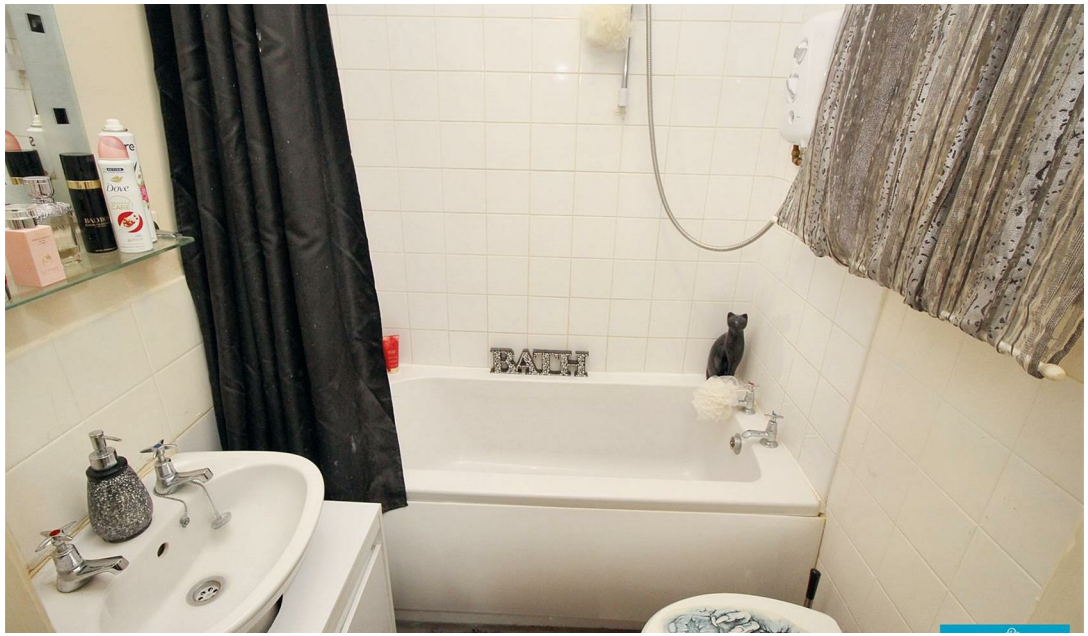
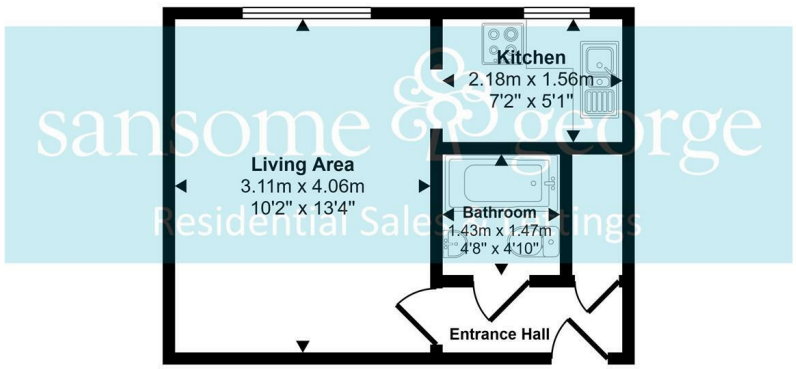
Frost Free
WHISKEY


BATH

Approx Gross Internal Area
22 sq m / 240 sq ft



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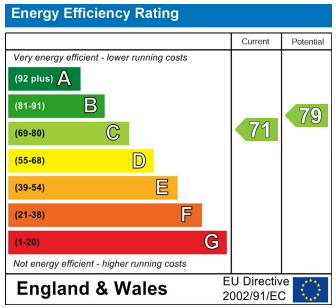
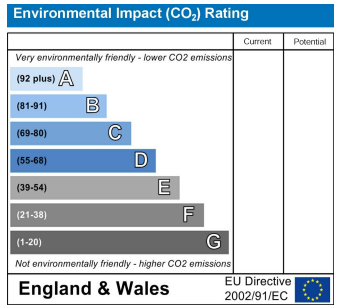
Floorplan

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.





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