



**25, Rowe Court Grovelands Road, Reading, RG30 2HY**  
**Guide Price £124,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

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- Studio Apartment
- New 125 Year Lease
- Space Saving Fold Down Bed
- 3 Piece Bathroom With Shower Over Bath
- Economy 7 Heating and Pressurised Hot Water System
- No Onward Chain
- Dual Aspect Living Space
- Rear Aspect Fitted Kitchen
- Private Garage
- Double Glazed Windows

A purpose built first floor studio apartment with a NEW LEASE of 125 years which has been comprehensively updated throughout and offered to the market with the advantage of vacant possession hence 'no onward chain' complications. Having been tastefully decorated the property would make an ideal first time purchase or a 'turn key' buy-to-let investment purchase generating a realistic monthly rental income of circa £850 per calendar month.

The property is conveniently located in a pocket development approximately 2 miles to the west of Reading town centre as well as being 1.4 miles from Tilehurst Train Station (Oxford), and 1 mile from West Reading Train Station (Reading, Paddington, Newbury, Basingstoke). A wealth of local amenities to include Prospect Park, shops and supermarkets, takes aways, pubs and cafés are all within walking distance.

Approached via communal entrance hall with telephone entry system, internal accommodation comprises of hallway giving access to fitted bathroom and dual aspect 13' x 10' living room with opening to the fitted rear aspect kitchen with electric oven and hob, washing machine and fridge freezer. The property is further complemented by Economy 7 pressurised hot water and heating system, double glazing and a garage.

For more information or to arrange an appointment to view, please call Sansome & George Reading.

#### LEASEHOLD INFORMATION:-

Lease Term:- 125 years from 2025 hence circa 125 years remaining

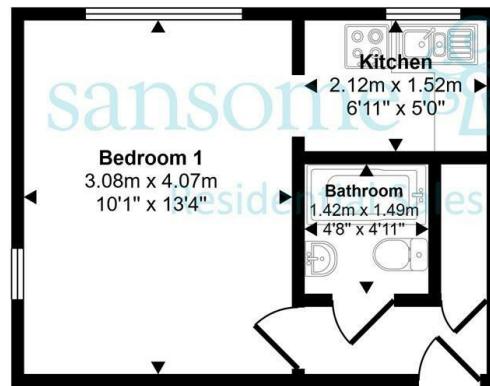
Ground Rent:- £74 per annum

Service/Maintenance Charges:- £904 per annum

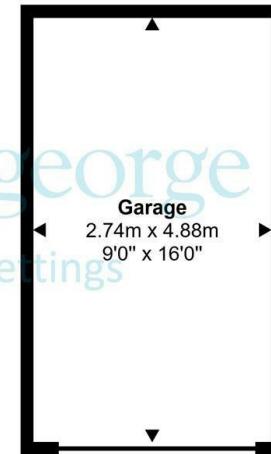
Reading Borough Council - Band B



Approx Gross Internal Area  
35 sq m / 378 sq ft

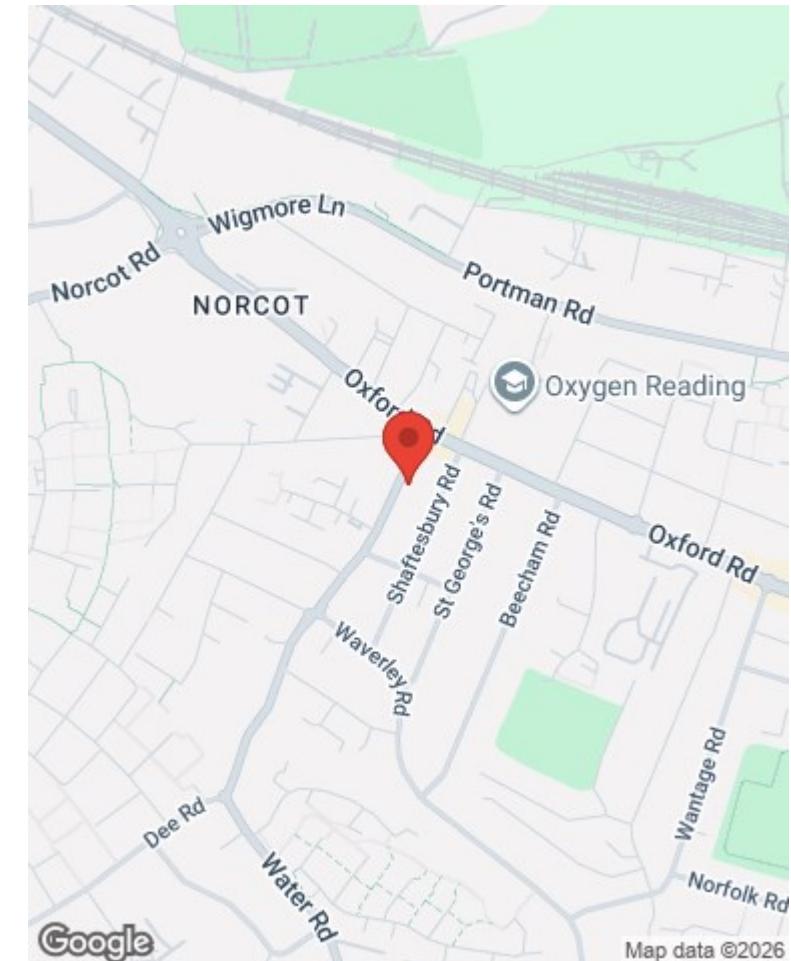


Floorplan  
Approx 22 sq m / 234 sq ft



Garage  
Approx 13 sq m / 144 sq ft

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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