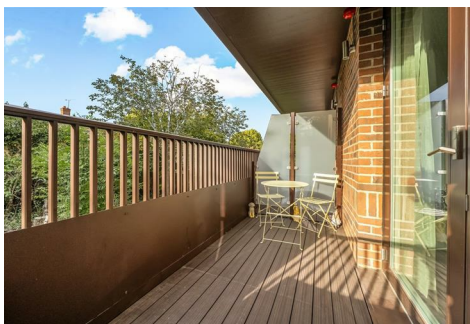




Rowe Court
Grovelands Road, Reading, Berkshire RG30 2HZ

Chain Free £155,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH A PRIVATE BALCONY: Situated with this brand new high specification development West Reading is this larger than expected studio apartment. The property is within easy reach of local amenities and the transport links into central Reading. The property boasts a stylish bathroom and a good sized open plan living room with a modern kitchen, and partial separation between the living and sleeping spaces. In addition there is good sized balcony benefiting from evening light. In addition there is parking, EV charging stations and heating via an air source heat pump. To appreciate the space on offer call now to view.

Rowe Court, Reading, Berkshire RG30 2HZ

- Chain free brand new • Large studio apartment
- Separate sleeping area & a • Modern & Stylish kitchen
- good sized modern bathroom
- Open plan living area
- Good sized private terrace
- Air source heat pump
- Off road parking and EV charger
- Council tax band B
- EPC rating C

Communal entrance

A well presented and secure communal entrance with secure lift and stairwell access to all floors.

Hallway

Entrance hall with wood effect vinyl flooring leading in to living room.

Living room area

18'9" x 12'5" (5.72 x 3.81)



A great sized living area that has a window and patio doors to the large balcony position to catch evening light. Wood effect vinyl flooring. A large storage understairs cupboard houses the hot water and heating system, meters, consumer unit and space for a washing machine. Open plan to the kitchen area and bedroom area.

Kitchen area

6'9" x 6'7" (2.07 x 2.01)



A modern kitchen area with built in oven, induction hob and extractor, plenty of work surfaces, base and eye level cupboards and recess for fridge.

Bedroom area

12'2" x 8'11" (3.71 x 2.74)



Large, bright and airy double bedroom area with wood effect vinyl flooring, partially divided from the main living area and with a large window.

Bathroom

7'3" x 6'7" (2.21 x 2.01)



Modern and elegant bathroom, fully tiled, with vinyl wood effect flooring, bath with shower, sink, WC, recessed mirror and heated towel rail.

Balcony

12'1" x 4'11" (3.7m x 1.52m)



A good sized balcony offer views over the rear gardens access from the living area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Air source heat pump

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

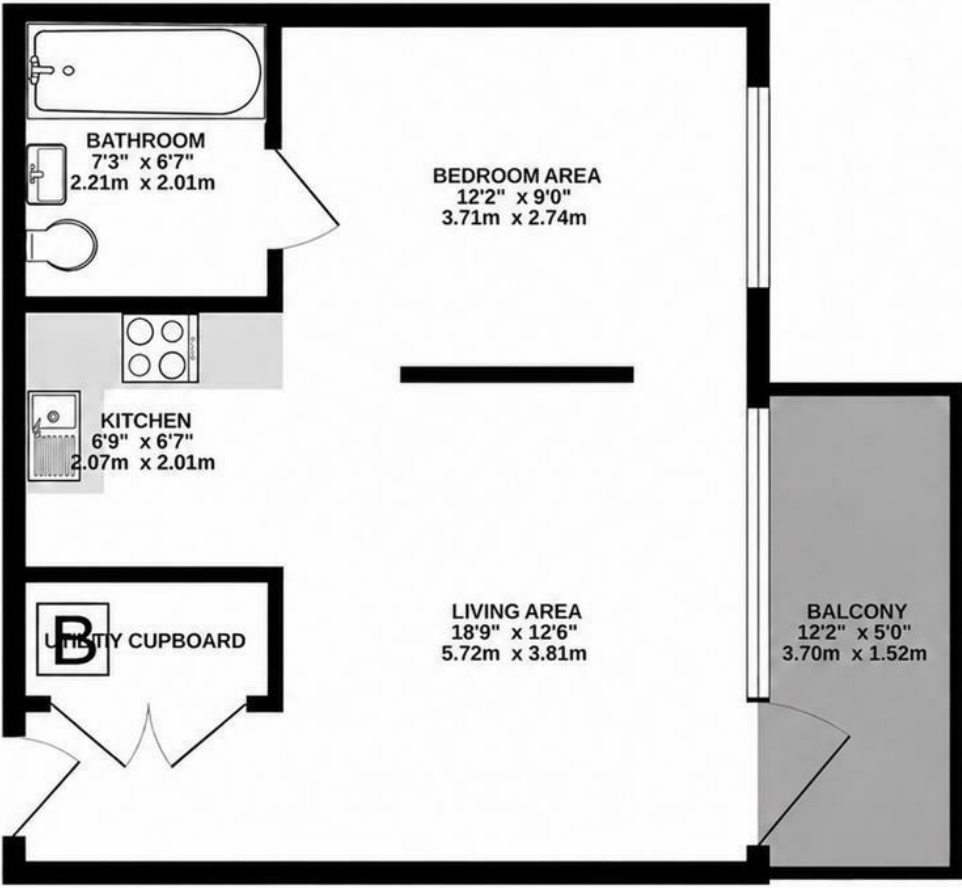
Tenure

Lease: 129 years from 1st November 1989

Service charge: £978.17 per annum

Ground rent: £75 per annum

FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 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 misstatement. 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.
Made with Metropix 1/2020

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		
	74	74
England & Wales		
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		

