



Rowe Court, Reading



Guide price £125,000

- Top Floor Apartment
- Leasehold - 88 Years Remaining
- Council Tax Band - B
- EPC Rating - TBC
- Mezzanine Bedroom
- No Onward Chain
- Refurbishment Required
- Communal Parking

Because property is personal with...

Belvoir



Offered to the market with no onward chain complications is this top floor apartment which features a mezzanine bedroom overlooking the lounge. Being in need of refurbishment the remainder of the accommodation comprises of an entrance hall, kitchen and a shower room.

The property is located in the popular West Reading area with easy access to local shop's and amenities and the Reading West railway station.

LEASE REMAINING : 88 YEARS

SERVICE CHARGE : £750.00 PER ANNUM

BUILDINGS INSURANCE : £650.00 PER ANNUM

GROUND RENT : £75.00 PER ANNUM

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



BELVOIR!

Approximate total area⁽¹⁾381 ft²35.4 m²

Reduced headroom

 1 ft^2 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Belvoir Reading

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