



**Grovelands Road
Tilehurst, Reading, Berkshire RG30 2HY**

£1,000 Per Month

NEA LETTINGS: A well-presented, unfurnished split-level galleried apartment, ideally situated in a popular residential location offering easy access to Reading Town Centre and Tilehurst. The accommodation comprises a bright living room, fitted kitchen, spacious double bedroom, bathroom, and excellent built-in storage throughout. The split-level layout creates a light and airy feel, adding character to the property. Rowe Court is set within attractive communal grounds and benefits from ample residents' parking. EPC Rating: E.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Grovelands Road, Reading, Berkshire RG30 2HY

- NEA Lettings
- Split-level galleried apartment
- Unfurnished
- Close to shops and Reading West Station
- Council Tax Band C
- West Reading
- Bedroom in upstairs mezzanine area
- Parking on road
- EPC Rating E
- Available immediately

Hallway

Entrance hall with wood laminate flooring, storage cupboard, doors to living room, bathroom. Staircase to bedroom

Living area



With wood laminate flooring, this living area has a large window to the rear of the property, inbuilt storage cupboard and secure phone entrance system plus archway to kitchen.

Kitchen



A modernised kitchen with wood laminate flooring, worktops and units plus window overlooking the rear. Appliances include electric cooker, washing machine and undercounter fridge with freezer.

Bathroom

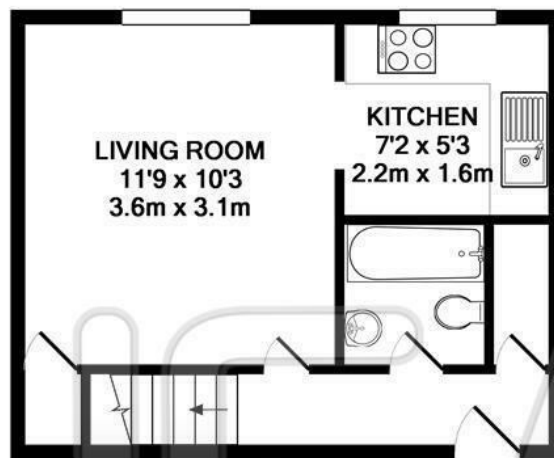


Vinyl floor, bath with shower over wc and sink.

Bedroom



Large carpeted galleried bedroom accessed via the hallway. Velux window.



GROUND FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 170 SQ.FT.
(15.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 430 SQ.FT. (40.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		54	54
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			64
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		58	58
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

