



64, Rowe Court Grovelands Road, Reading, RG30 2HZ
£160,000 Leasehold

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Residential Sales & Lettings

- Very Spacious Ground Floor Studio Apartment
- Patio Doors To Private Rear Terrace
- Built in 2005
- Generous Open Plan Living Space
- Shower Room With Walk In Shower
- No 'Onward Chain' - Vacant Possession
- Single Garage
- Ideally Located Close To Amenities
- Stylish Kitchen With Integrated Oven & Hob
- Utility Cupboard With Plumbing For Washer/Dryer

Offered to the market with no onward chain and available for the first time since being built in 2024, this spacious, purpose-built ground floor contemporary studio apartment is conveniently situated approximately two miles west of Reading town centre. The property is ideally positioned for excellent transport connections, with regular bus services nearby, convenient access to Junction 12 of the M4 and both Tilehurst and West Reading railway stations within easy reach. A wide range of local shops, cafés, supermarkets, gyms and green spaces are also located close by.

Accessed via a well-maintained communal entrance hall with telephone intercom entry system, the property enjoys a favoured position towards the rear of the ground floor. The well-presented accommodation comprises a welcoming entrance hall with a practical built-in utility cupboard housing a Candy washer/dryer and air source heat pump. This leads into a larger than average open plan living space, thoughtfully arranged with a divider wall creating a defined bedroom area. There is also a contemporary fitted kitchen with integrated electric oven and hob, together with a modern shower room featuring a generous walk-in double shower cubicle, WC, wash hand basin and heated towel rail.

Patio doors from the living area open directly onto a private terrace, which in turn provides access to the communal grounds, creating a pleasant extension to the living accommodation. A particularly valuable feature of the property is the single garage, accessed via the residents' car park to the side of the building and benefitting from its own EV charging point. The development also provides a designated refuse area and communal bicycle storage for residents.

This modern apartment would make an ideal first-time purchase, downsizing opportunity or convenient 'lock up and leave' home. Alternatively, it offers excellent potential for a purchaser looking to continue its use as a buy-to-let investment.

Reading Borough Council: Council Tax Band B

Leasehold Information

Lease Term: 125 years from 1 November 1993
 Ground Rent: Approximately £40.00 per annum
 Service/Maintenance Charge: Approximately £978.17 per annum

Purchasers' Note

The internal photographs shown were taken prior to the current tenancy and are being used to respect the outgoing tenant's privacy. Some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





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.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation and Misdescriptions Acts

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