NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Off Grovelands Road
, Reading, Berkshire RG30 2HY

Chain Free £160,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH AN EXTENDED LEASE ON COMPLETION . Set within this sought after development is this light and airy split level one double bedroom apartment that has been recently redecorated. The property is within easy reach of Reading West station and the local shops and amenities. The property boasts a large galleried bedroom on the top floor. On the lower level there is a modern kitchen, bathroom and living room. To the rear there off road parking. To appreciate the space on offer call now to view.

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- Chain free
- Recently redecorated
- Split-level galleried apartment
- One double bedroom & bathroom
- Semi open plan kitchen & a good sized living room
- Ideal first time buy and rental investment
- Close to shops and Reading West Station
- Off road parking
- Council Tax Band C
- EPC Rating E

Communal entrance
A good sized communal entrance with stairs leading to the second floor.

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

Living room
11'3 x 10'3 (3.43m x 3.12m)

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

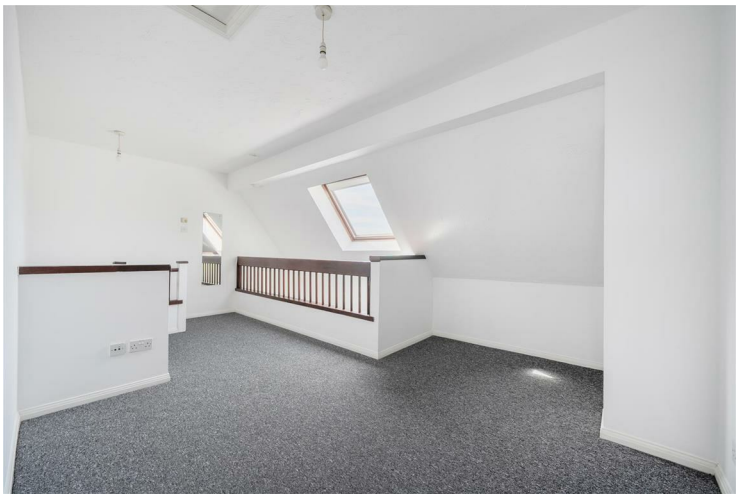
Kitchen
7'2 x 5'3 (2.18m x 1.60m)

A ,light and airy kitchen with wall and base units, roll top work surfaces with an inset sink and drainer, recess for the oven, hob, fridge freezer and washing machine. Laminate wood flooring and a window to the front.

Bathroom
6'6 x 4'11 (1.98m x 1.50m)

A good sized bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin.

Bedroom
17'11 (max) x 11'7 (max) (5.46m (max) x 3.53m (max))



Large carpeted bedroom galleried over the living room accessed via the hallway with ample space for storage. Velux window and door to the fire exit.

Tenure
Lease: 125 years from 1989. The lease will be extended to new 125 years on completion.
Service charge: £987 pa
Ground rent: £75 pa
Building insurance: £618 pa

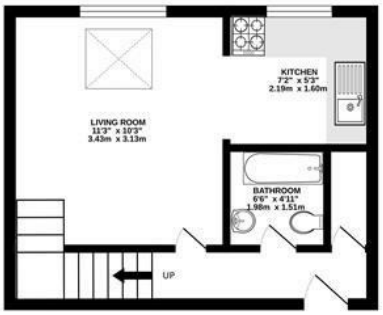
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

Appliances: All the appliances are untested

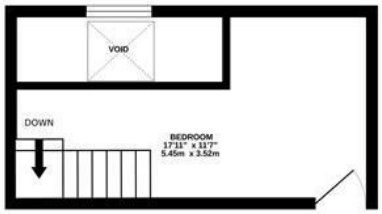
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

SECOND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOP FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 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 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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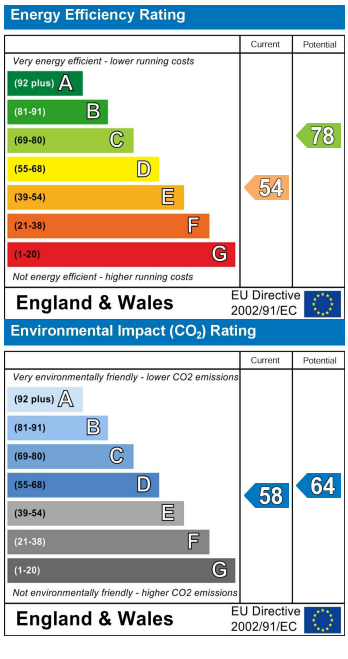

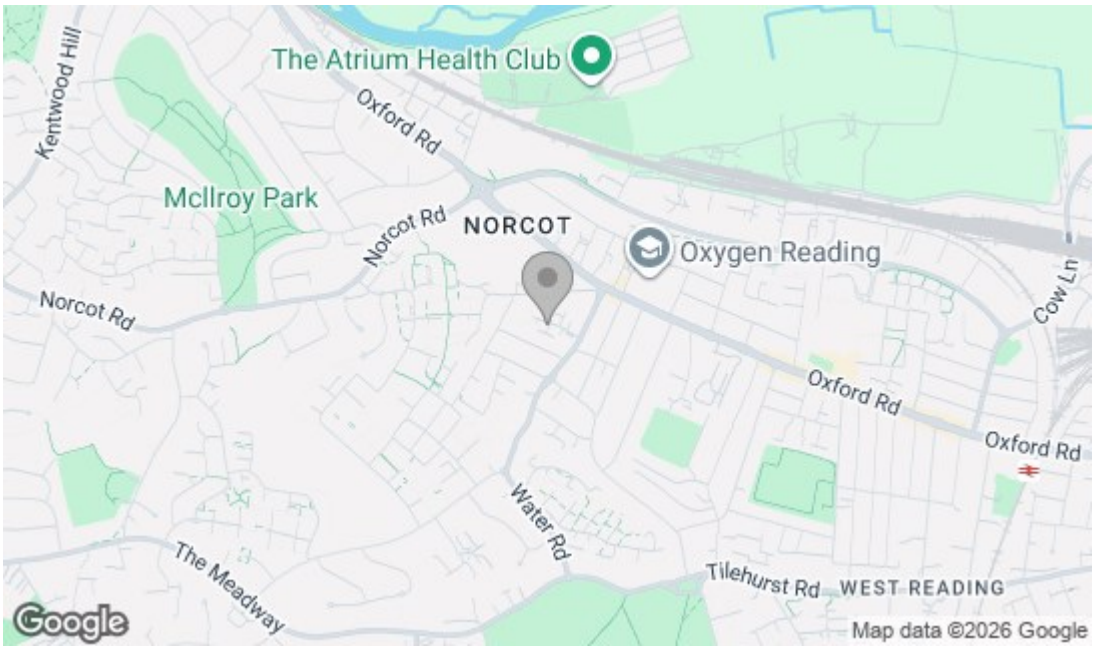

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