



**Grovelands Road  
Reading, Berkshire RG30 2HZ**

**Chain Free £200,000**

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS. Situated with this brand new high specification development West Reading is this larger than expected split level top floor apartment. The property is within easy reach of local amenities and the transport links in to central Reading. The property boasts a massive bedroom on the top floor. On the lower floors there is a stylish bathroom and a good sized open plan living room with a modern kitchen. In addition there is good sized balcony with views towards the Reading skyline. 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.

## Grovelands Road, Berkshire RG30 2HZ

- Chain free
- Large double bedroom
- Balcony with views towards the Reading skyline
- Car parking and EV charging stations
- EPC rating C
- Split level apartment with lift access
- Good sized open plan kitchen / living room
- Modern & stylish bathroom
- Air source heat pump
- Council tax band C

### Communal entrance

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

### Hallway

Entrance hall with vinyl, wood effect flooring, doors to bathroom and living room/kitchen and stairs to the first floor.

### Bathroom

8'7" x 6'11" (2.64 x 2.12)



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

### Living room area

20'9" x 16'3" (6.35 x 4.96)



A great sized living area that has a window and patio doors to

the large balcony with views towards the Reading skyline. Wood effect flooring. A large storage understairs cupboard that houses the hot water and heating system, meters, consumer unit and space for a washing machine. Open plan to the kitchen area.

### Kitchen area



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.

### Landing

Carpeted landing with door leading to the bedroom.

### Bedroom

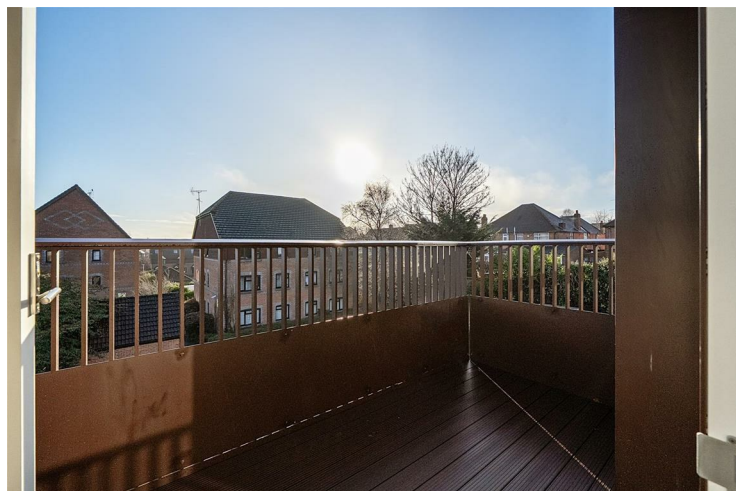
21'11" x 12'10" (6.7 x 3.92)



Large, bright and airy carpeted double bedroom with plenty of morning light coming from the big window with views over Reading.

**Balcony**

12'1" x 4'10" (3.7 x 1.48)



A good sized balcony, perfect for breakfast and coffee overlooking the whole of Reading.

**Tenure**

Lease: 129 Years from 1/11/1989

Service charge: £978.17

Ground rent: £75 per annum

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

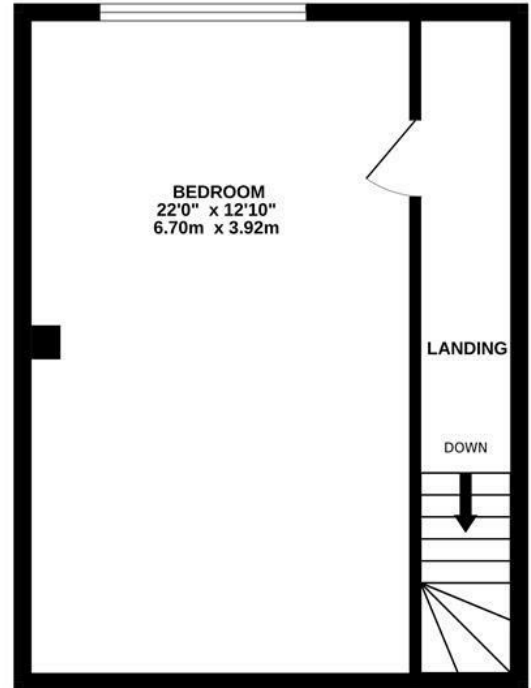
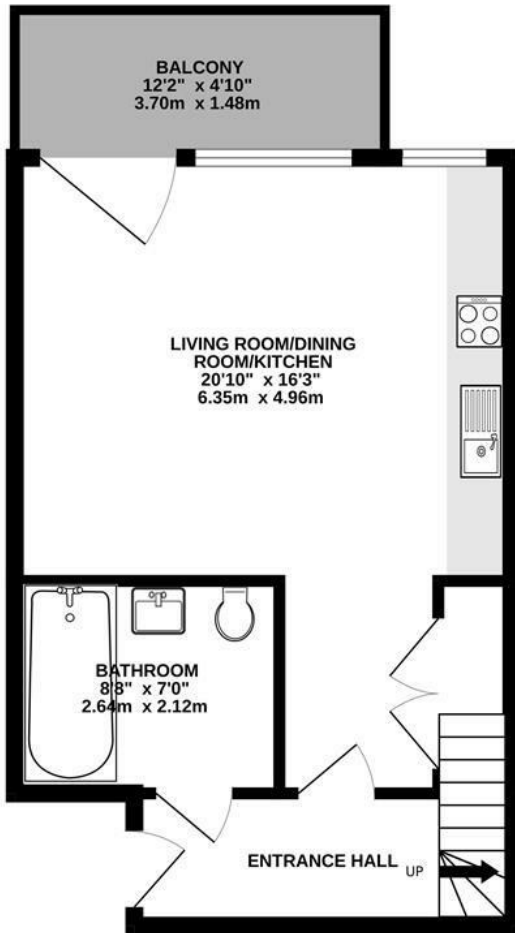
Heating. Air source heat pump

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

Broadband. Superfast, obtained from Ofcom

SECOND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

THIRD FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

