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17 ROWE COURT, GROVELANDS ROAD, READING, BERKSHIRE, RG30 2HY



- Split Level Apartment
- Cul de Sac Location
- Modern Kitchen & Bathroom
- Investors Only Tenant In Situ
- 1 Mile of West Reading Train Station
- EPC Rating E

Asking Price £160,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A well presented split level one bedroom top floor apt conveniently located for easy access Reading West Station is 1 mile from the property. With a modern kitchen, modern bathroom & good size mezzanine bedroom as well as parking. With a rental yield of in excess of 7% EPC E.

LOCAL INFORMATION

Located to the west of the town centre, West Reading covers the three main roads leading into Reading - Bath Road, Tilehurst Road and the Oxford Road. There are some prominent schools in the area such as Wilson Road Primary School & St Edward's Prep School. The Oxford Road is a vibrant area and has a huge diversity of shops and restaurants. Transport links include Reading West train station with trains to Newbury and London and key bus routes helping you access all areas of Reading. It is certainly an area that is popular amongst families and the business professional. There are some excellent outside spaces such as Prospect Park which is a lovely area for the family.

ACCOMMODATION

Accommodation comprises: Entrance hallway, living space, separate kitchen, family bathroom and upstairs, mezzanine style bedroom.

OUTSIDE SPACE

Communal grounds, private parking, visitors parking, on street parking and communal hallways maintained and kept to a high standard by management company.



LOCAL AUTHORITY and SERVICES

Water, mains & electricity connected
Reading Borough Council
Council Tax Band B

LEASEHOLD

Lease Information
125 years as of 1 November 1989
Service Charge £700.00 pa with an additional £239 pa payable for building insurance.
Should you proceed with the purchase of this property you should check this information with your solicitor.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

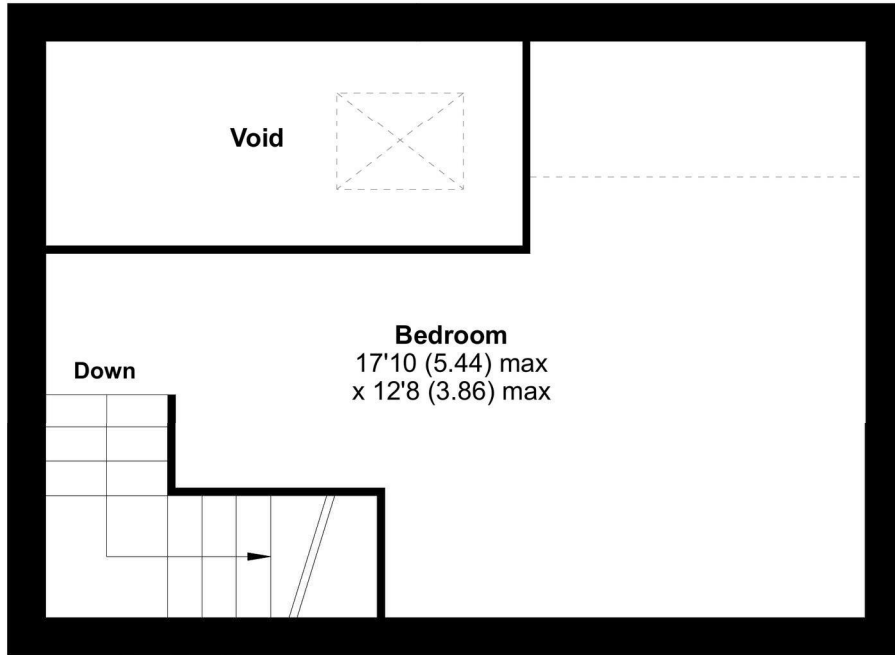


Approximate Area = 402 sq ft / 37.3 sq m(excludes void)

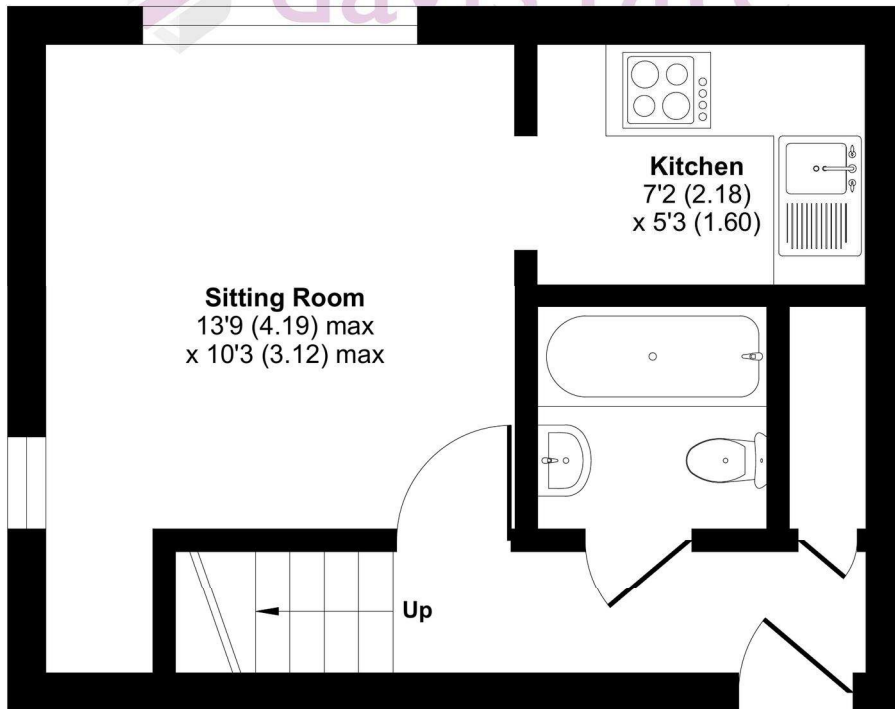
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 424 sq ft / 39.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Davis Tate. REF: 828381