

66 Rowe Court, Grovelands Road, Reading. RG30
2HZ.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



66 Rowe Court, Grovelands Road, Reading. RG30
2HZ.

£140,000 Leasehold

Arins Property Services are delighted to present this immaculate 2025-built ground floor studio apartment, located in the desirable Rowe Court development with easy access to Reading Town Centre. This contemporary home offers a perfect blend of modern style, comfort, and convenience making it an excellent choice for first-time buyers or savvy investors. Step inside to discover a light-filled, spacious open-plan living area designed for modern lifestyles. The streamlined layout ensures a harmonious flow throughout the space, while the stylish, high-spec kitchen has been thoughtfully designed to maximise functionality and storage ideal for those who love to cook and entertain. The pristine bathroom adds a touch of everyday luxury, complete with a heated towel rail and sleek finishes. Enhancing the appeal even further is your own private patio, perfect for enjoying morning coffee or evening relaxation. Additional benefits include: Allocated parking space, plus ample visitor parking, EV charging points available, Key fob entry with camera intercom system for added security, Communal bike store and well-maintained communal gardens, 10-year new build warranty for peace of mind. Ideally located on Rowe Court, the apartment is within easy reach of local shops, Reading West train station, and regular bus routes, offering excellent connectivity and everyday convenience. This is a rare opportunity to secure a brand new, low-maintenance home in a prime location.

- No Onward Chain
- Newly Built in 2025
- Private Patio
- One Allocated Parking Space
- Studio Flat
- EV Charging Parking Available

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

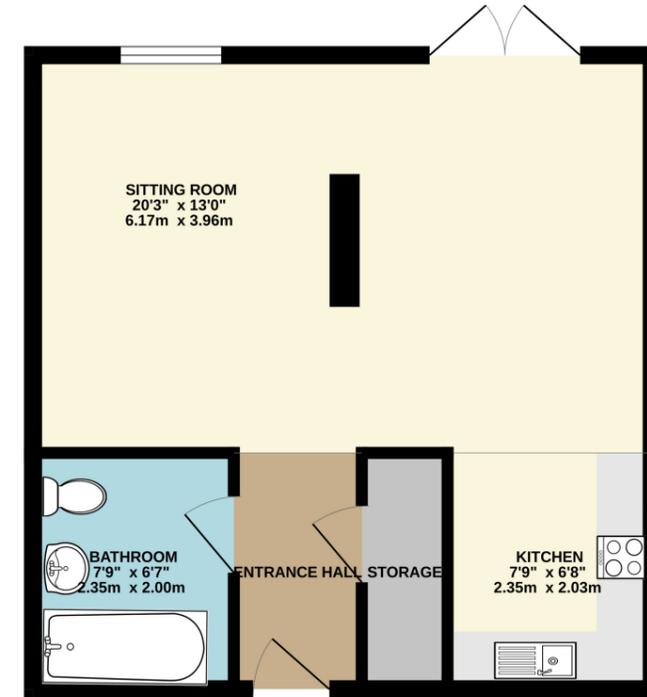
66 Rowe Court, Grovelands Road, Reading. RG30 2HZ.



Have you visited our website for our latest property listings?
www.arins.co.uk



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.
While 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.
Made with Measure 2010/2

Property Description

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	