



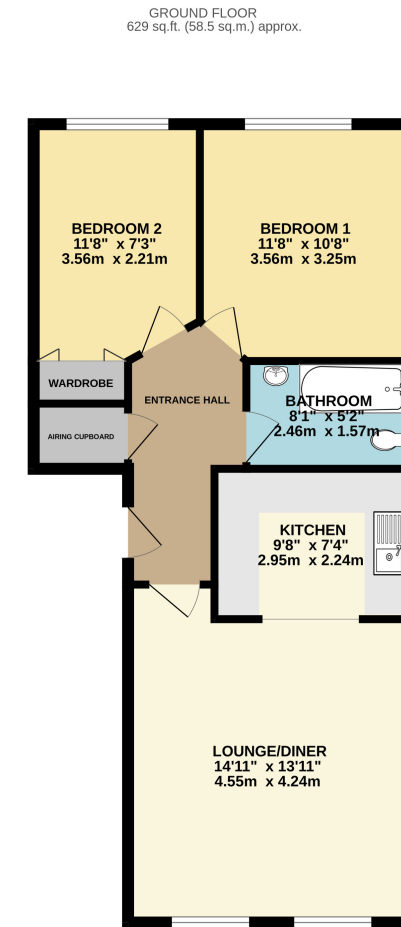
Rowe Court, Rowe Court, Reading.

£210,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented two double bedroom first floor apartment. The property is located in a desirable location within walking distance of a bus route leading to Reading town centre, has reasonable access to Tilehurst and Reading west train stations, while being close to various local shops and amenities. Further accommodation includes a lounge dining room, refitted kitchen and a refitted bathroom. Other features include an allocated parking space with further visitor parking and double glazed windows throughout.

- First Floor Apartment
- Two Double Bedrooms
- Lounge Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Allocated Parking Space
- Close to Bus Routes
- Close to Prospect Park





TOTAL FLOOR AREA : 629 sq.ft. (58.5 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.  
Made with Measureworks

## Property Description

### First Floor

#### Entrance Hall

Offers access to both bedrooms, the bathroom, the lounge dining room, and the airing cupboard. Telephone entry system.

#### Lounge Dining Room

13' 11" x 14' 11" (4.24m x 4.55m) Two front aspect double glazed windows, storage heater.

#### Kitchen

9' 8" x 7' 4" (2.95m x 2.24m) Side aspect double glazed window, range of base and eye level units, electric hob with extractor hood, built in oven, single bowl sink with draining board, space for fridge, space for freezer, space for washing machine, partly tiled walls.

#### Bedroom One

10' 7" x 11' 8" (3.23m x 3.56m) Rear aspect double glazed window.

#### Bedroom Two

7' 3" x 11' 8" (2.21m x 3.56m) Rear aspect double glazed window, built in wardrobe.

#### Outside

#### Parking

One allocated parking space with multiple visitor parking bays.

### Lease Information

Lease Term - Approx. 91 years remaining.

Service Charge - £700 per year.

Ground Rent - £75 per year.

All lease information has been provided by the seller and will be confirmed through solicitors.

### Council Tax Band

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