

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Rowe Court, Reading, Berkshire, RG30 2HY



Located to the west of Reading, this second floor split level apartment is conveniently positioned with regular public transport links, local shopping facilities and open public parkland all within walking distance. Benefiting further with both Tilehurst and West Reading train stations and Reading town centre within easy driving distance, the property is offered for sale with no onward chain complications. Internal accommodation comprises of Lounge, Kitchen and Bathroom, with 17' galleried Bedroom overlooking the lower tier reception area. Completed by allocated parking and the use of communal gardens, early viewings are advised. Please call West and Central Reading on (0118) 958 3333.

£124,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

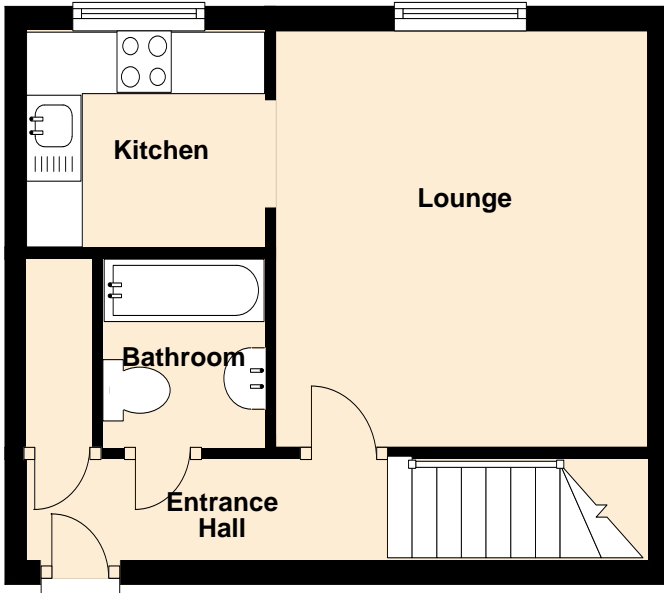
0118 939 1999

email: lettings@sansome-george.com

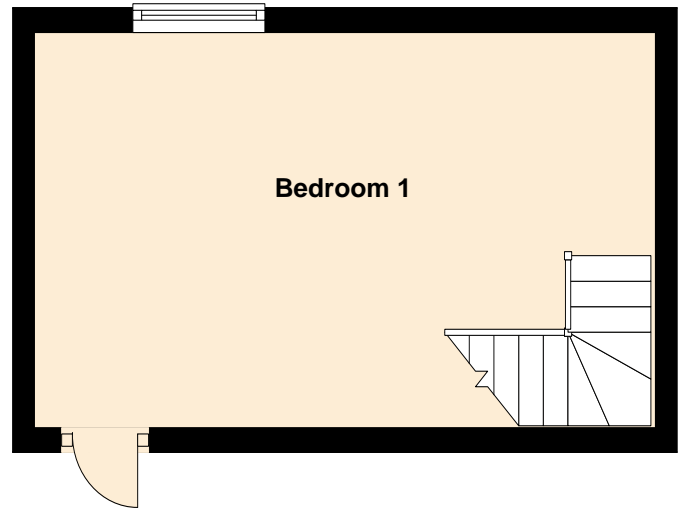
Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH	Via secure communal stairwell.
ENTRANCE HALL	Textured ceiling, built in single storage cupboard housing water tank and shelving, stairs to bedroom.
LOUNGE	(11'2" max x 11'2") Rear and side aspect double glazed windows, textured ceiling, wall mounted thermostat, TV and Telephone point, wall mounted telephone entry system.
KITCHEN	(7'2" x 5'2") Rear aspect double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces over, inset stainless steel sink and drainer unit, integrated electric oven and four ring hob, plumbing for washing machine, space for fridge/freezer, tiled surrounds, textured ceiling.
BATHROOM	Fitted three piece white suite comprising of panel enclosed bath with shower over, wall mounted pedestal wash hand basin, low level WC, textured ceiling, part tiled walls, extractor fan, shaver point.
STAIRCASE GIVES ACCESS TO GALLERIED BEDROOM.	
BEDROOM 1	(17'11" max x 11'3" max) Double glazed 'Velux' window, textured ceiling, side aspect fire door, hatch providing access to loft space, balcony area, wall mounted thermostat.
OUTSIDE	One allocated parking space and use of communal gardens.

Second Floor



Third Floor



PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.