



COOPERS YARD, READING, BERKSHIRE, RG30 2TP
£1,150 PER MONTH UNFURNISHED

**MODERN ONE BEDROOM FIRST FLOOR
APARTMENT IN WEST READING. AVAILABLE
17TH MARCH.**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

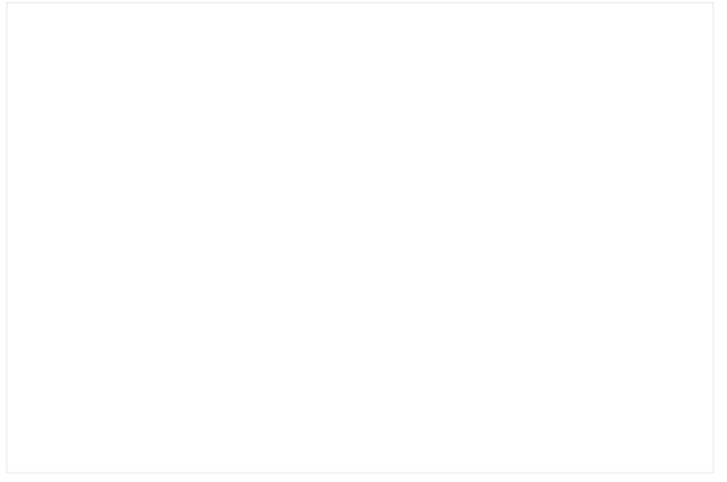
Modern one bedroom first floor apartment in West Reading close to local amenities and offering easy access to Reading town centre and train station. The property has been finished to a high standard comprising open plan living room/kitchen, double bedroom with built in storage and modern shower room. Additional benefits include integrated fridge/freezer, dishwasher and washer/dryer. Available 17th March 2025.

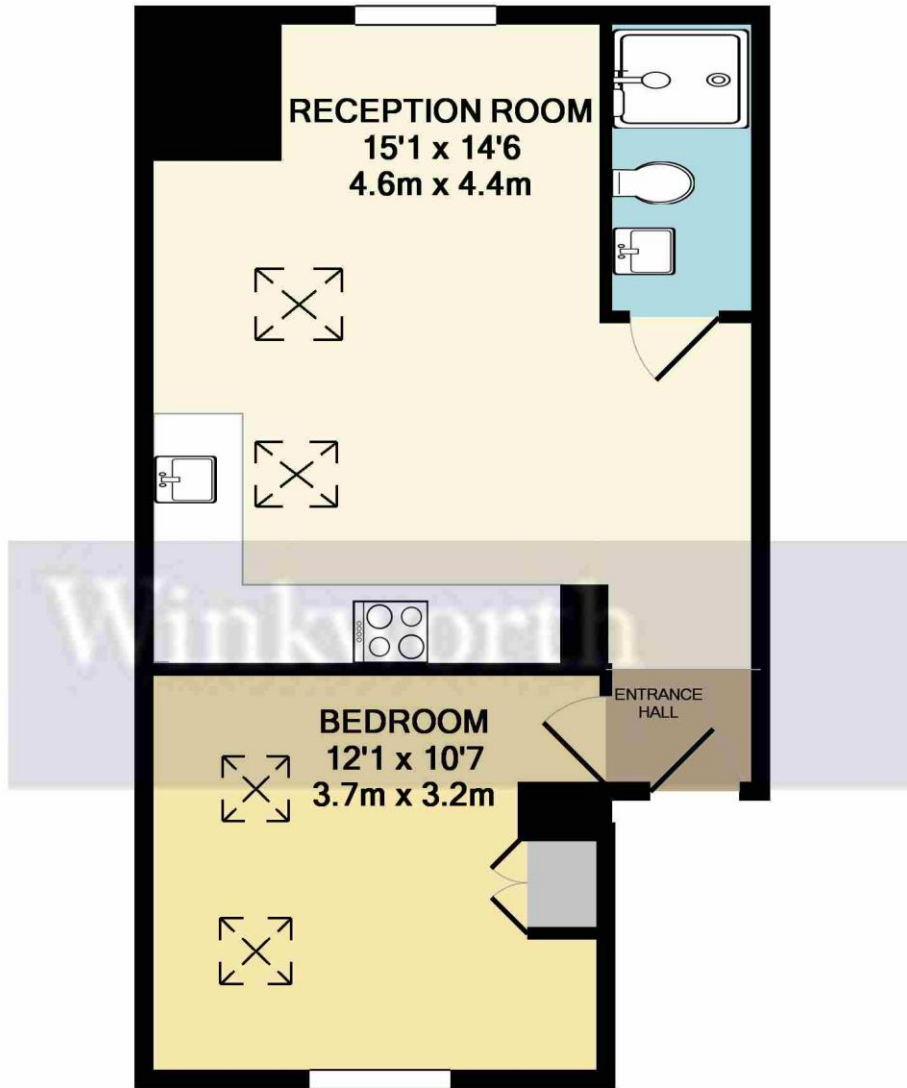
*No parking available.

AT A GLANCE

- Modern one bedroom apartment
- First floor
- Close to Reading town centre
- Council tax band B
- No parking
- Available 17th March
- Unfurnished







TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £1,326.92

Holding Deposit: £265.38

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (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 | |

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