



WESLEY GATE, READING, BERKSHIRE, RG1 4AP  
£1,500 PER MONTH FURNISHED

## MODERN TWO BEDROOM APARTMENT WITH TWO SHOWER ROOMS IN READING TOWN CENTRE.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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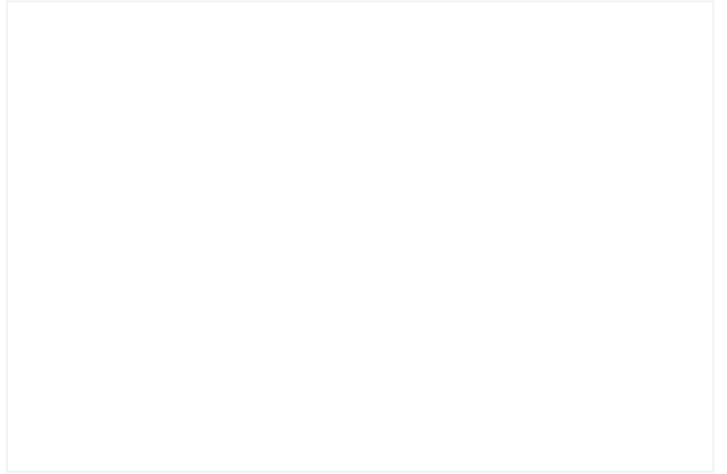
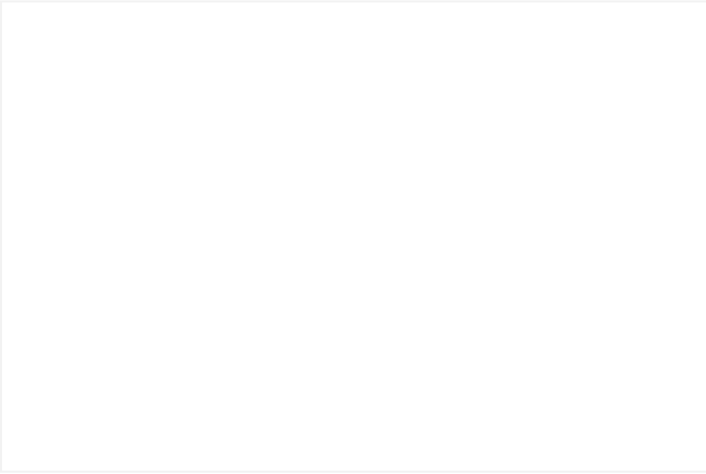
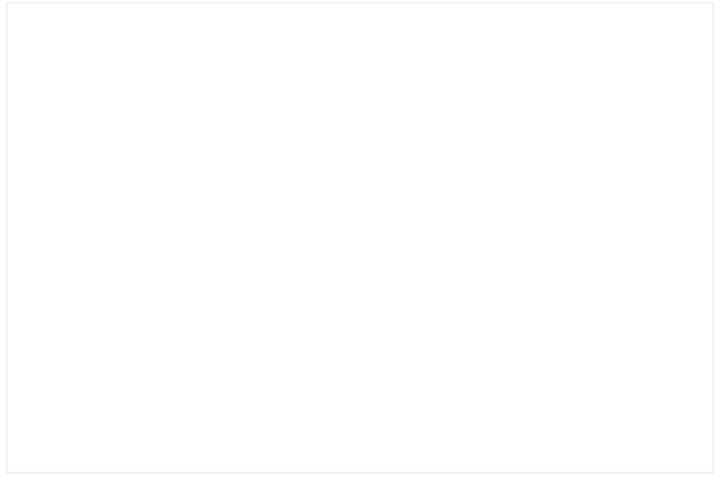
### DESCRIPTION:

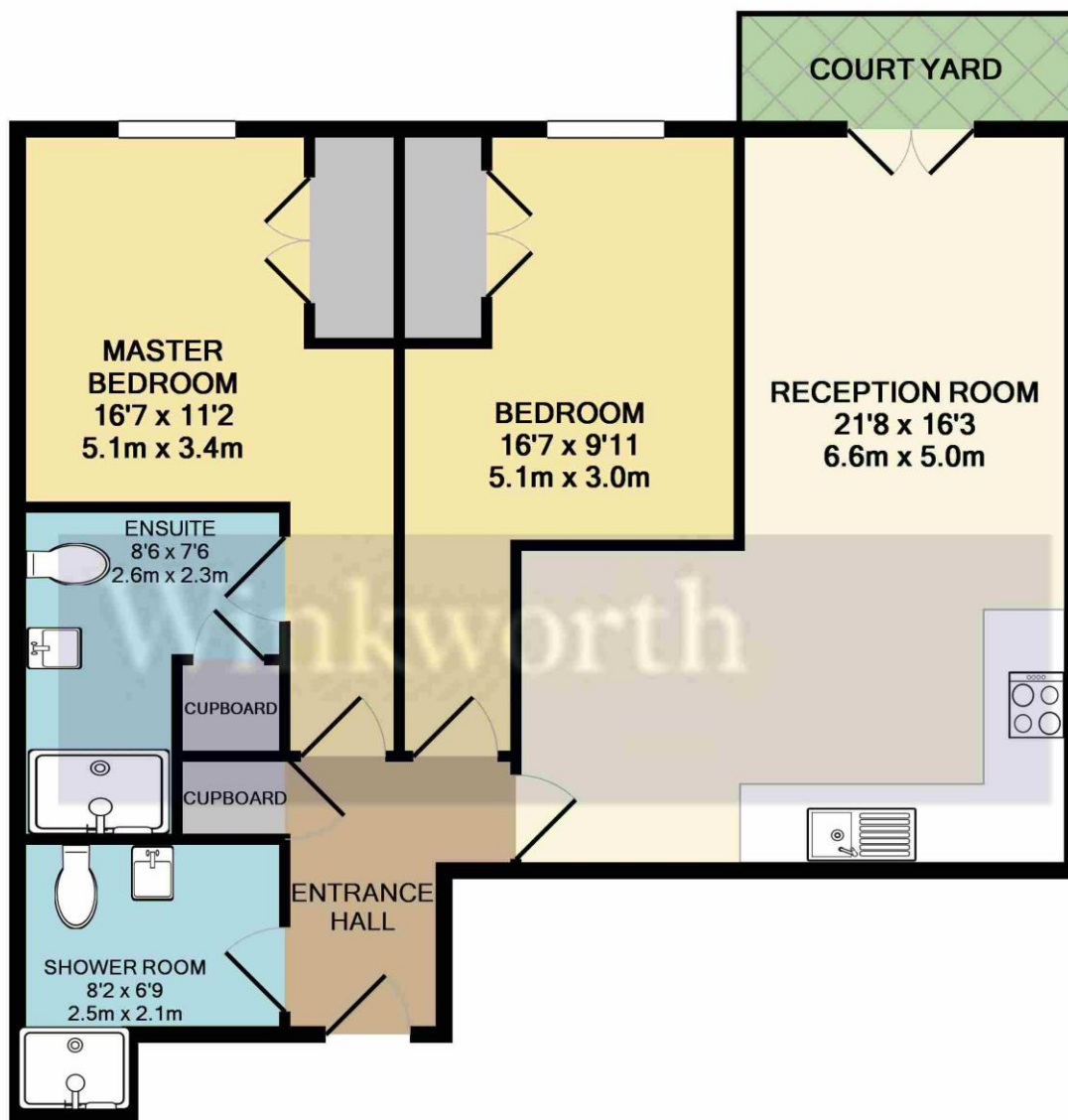
Modern ground floor two bedroom apartment located within walking distance of Reading Train Station and Royal Berkshire Hospital. Accommodation comprises living/dining area being open plan to a modern kitchen, two double bedrooms with built in wardrobes, en suite shower room to the master bedroom and a second shower room. Further benefits include an off road allocated parking space as well as two EV charge points for the development. Available now. Furnished.

### AT A GLANCE

- Two bedroom apartment
- Town centre location
- Ground floor
- Two shower rooms
- Allocated off road parking space
- Available now
- Furnished







TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.4 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:** £1,730.77

**Holding Deposit:** £346.15

**Council Tax Band:** TBC

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		
(55-68)	D		
(39-54)	E	40	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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