



HALCYON, READING, BERKSHIRE, RG1 7JW  
£1,350 PER MONTH FURNISHED

## MODERN ONE BEDROOM APARTMENT IN THE POPULAR CHATHAM PLACE DEVELOPMENT

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## DESCRIPTION:

Spacious fifth floor one bedroom apartment located in the heart of Reading town centre, a short distance from Reading train station. The property comprises a modern open plan lounge and kitchen with integrated appliances, double bedroom with built in wardrobe and three piece bathroom. Benefits also include a private balcony and lift access. Available 12th September 2024. Furnished.

## AT A GLANCE

- Modern one bedroom apartment
- Town Centre location
- High spec finish
- Council Tax Band C
- No parking
- Available 12th September
- Furnished





TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 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:** £1,557.69

**Holding Deposit:** £311.53

**Council Tax Band:** C

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)	<b>A</b>		
(81-91)	<b>B</b>	86	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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