



**ST. MARYS BUTTS, BERKSHIRE, RG1 2LS**  
**£1,400 PER MONTH UNFURNISHED**

**BRAND NEW TWO BEDROOM TOWN CENTRE  
 APARTMENT. AVAILABLE NOW.  
 UNFURNISHED.**

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

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## DESCRIPTION:

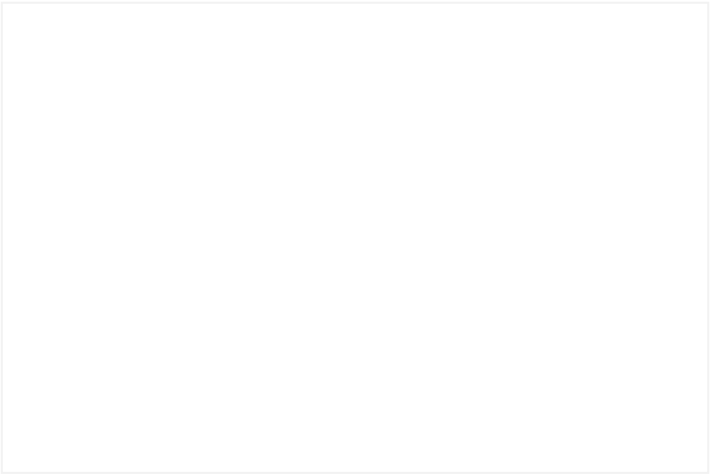
Brand new two bedroom town centre apartment located on the third floor of this newly converted building. The property is located in the heart of the Reading town centre within walking distance of the train station. Accommodation comprises open plan living room/kitchen, two bedrooms and a modern shower room. Additional benefits include video entry system and remote controlled heaters. Available now. Unfurnished.

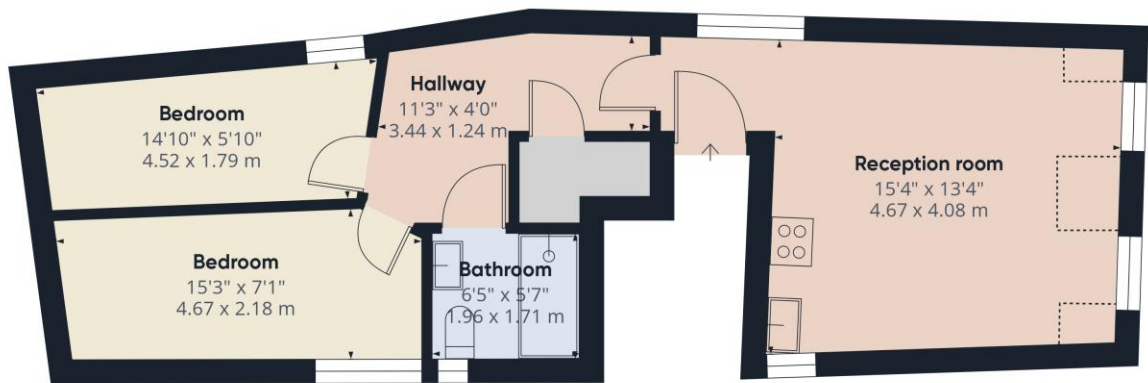
\*No parking.

## AT A GLANCE

- Brand new two bedroom apartment
- Third floor (no lift)
- Town centre location
- Council tax B
- No parking
- Available now
- Unfurnished







Approximate total area<sup>(1)</sup>

510.43 ft<sup>2</sup>  
47.42 m<sup>2</sup>

Reduced headroom

18.17 ft<sup>2</sup>  
1.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

Deposit: £1,615.38

Holding Deposit: £323.07

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.

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