

HALCYON, READING, BERKSHIRE, RG1 7JW  
£2,250 PER MONTH FURNISHED

## MODERN TWO BEDROOM DUPLEX PENTHOUSE APARTMENT LOCATED IN THE HEART OF READING TOWN CENTRE

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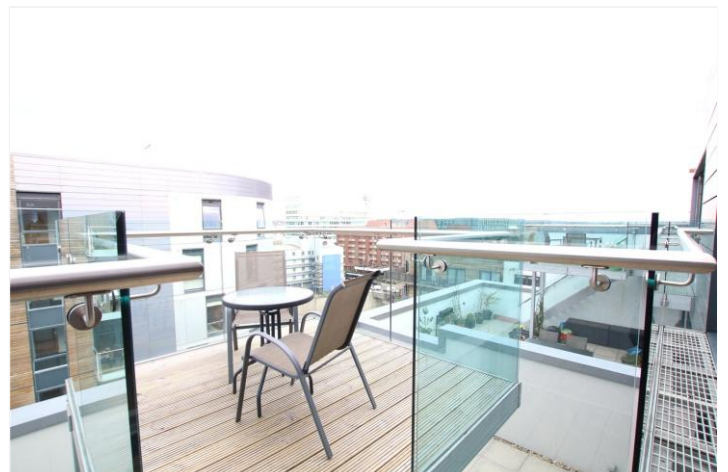


## DESCRIPTION:

Modern two bedroom duplex penthouse apartment located in the heart of Reading town centre a short distance from Reading train station. Accommodation comprises a large open plan living area with open plan kitchen and oak framed door leading to a private roof terrace overlooking the town centre, three piece bathroom, two double bedrooms with built in wardrobes with the master bedroom boasting an en suite shower room and access to a private sun deck. Secure allocated parking space. Available 21st May 2025. Furnished.

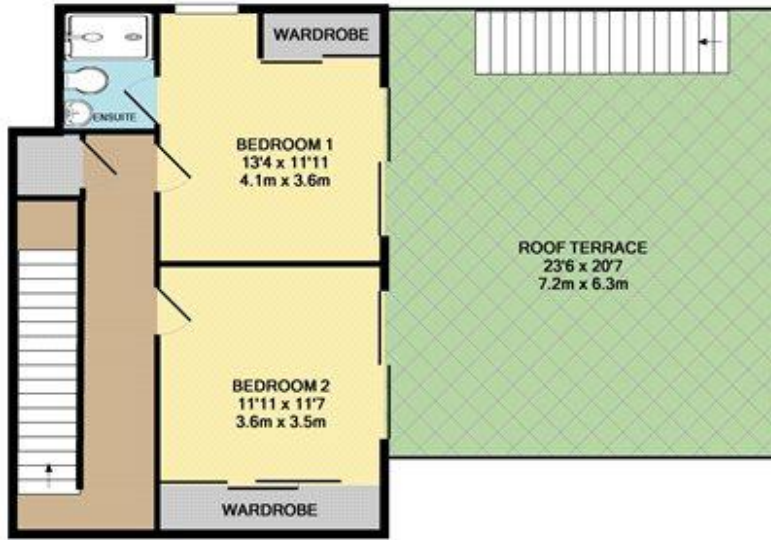
## AT A GLANCE

- Duplex penthouse apartment
- Located in the heart of Reading
- Two double bedrooms
- Council tax band D
- Large private patio
- Allocated parking space
- Available 21st May
- Furnished









GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.7 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: £2,596.15**

**Holding Deposit: £519.23**

**Council Tax Band: D**

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>		
(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		81	83
EU Directive 2002/91/EC			

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