



WATLINGTON STREET, BERKSHIRE, RG1 4AY  
£1,295 PER MONTH FURNISHED

## MODERN ONE BEDROOM APARTMENT LOCATED IN READING TOWN CENTRE.

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## DESCRIPTION:

Modern third floor one bedroom apartment in this popular development in Reading Town Centre. Offering excellent access to the mainline train station, bus routes and major transport links via the A329 and M4. Accommodation is well presented and comprises; an open plan living space with a modern fitted kitchen, large double bedroom and three piece bathroom. The property further benefits from use of communal roof terrace, intercom entry and lift access. (No parking) Available 18th April 2025. Furnished.

## AT A GLANCE

- Located in Reading town centre
- Third floor apartment
- One double bedroom
- No parking
- Council tax band C
- Available 18th April
- Furnished





TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 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:** £1,494.23

**Holding Deposit:** £298.84

**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>		87	89
(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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