



**GARRARD HOUSE, READING, BERKSHIRE, RG1 1NR**  
**£1,250 PER MONTH FURNISHED**

## **MODERN SECOND FLOOR ONE BEDROOM FURNISHED APARTMENT LOCATED IN THE HEART OF READING**

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

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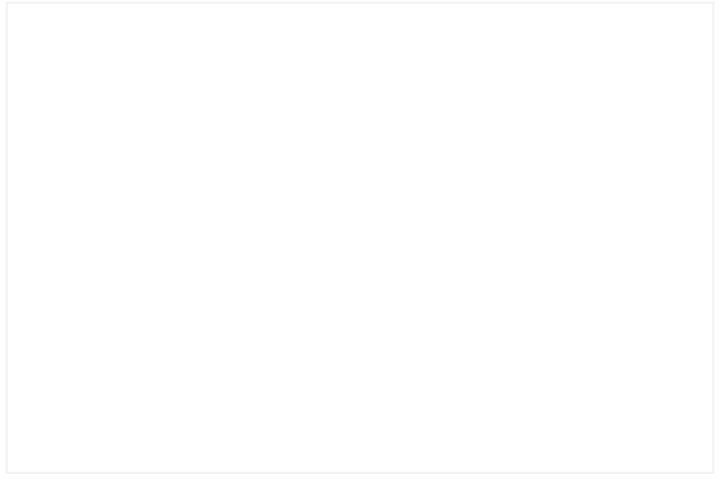
## DESCRIPTION:

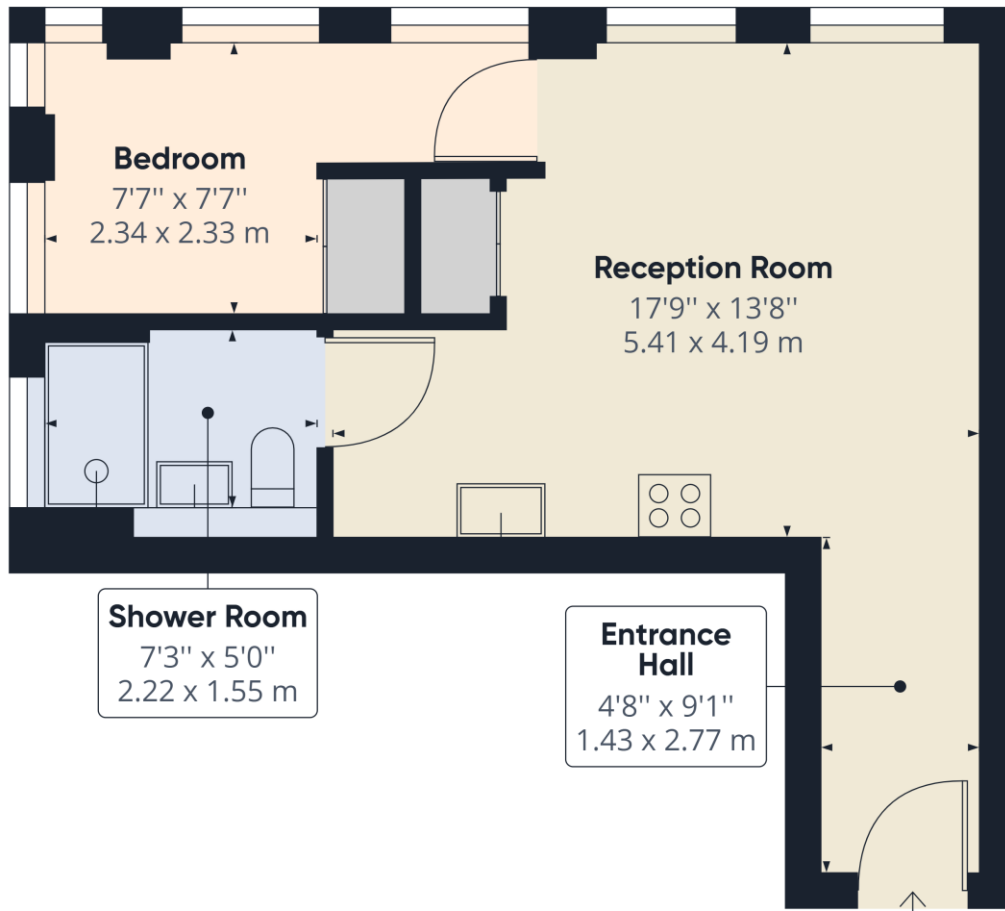
Modern second floor one bedroom furnished apartment in this landmark development opposite Reading Train Station. Finished to a high standard the property comprises an open plan living and kitchen area, one double bedroom with built in wardrobe and a three piece bathroom. (No parking) Available now. Furnished.

## AT A GLANCE

- Modern Second Floor Apartment
- Located Opposite Reading Train Station
- Open Plan Living Area
- No parking
- Council tax band C
- Available now
- Furnished







Approximate total area<sup>(1)</sup>  
 399.06 ft<sup>2</sup>  
 37.07 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

Deposit: £1,442.31

Holding Deposit: £288.46

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

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