



HOME COURT, READING, BERKSHIRE, RG1 4AF  
£2,100 PER MONTH FURNISHED

## A SPACIOUS THREE BEDROOM DUPLEX APARTMENT IN THIS GATED TOWN CENTRE DEVELOPMENT

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



Winkworth  
for every step...

## DESCRIPTION:

A spacious three bedroom duplex apartment within this gated development off London Street and a short walk to The Oracle, the Royal Berkshire Hospital and Reading Station. The entrance to the property is from the first floor of the block with a generous entrance hall which gives access into a bright open-plan living space with a newly fitted modern kitchen with a range of appliances, a double bedroom and three piece bathroom complete one floor. A set of stairs lead to the top floor where there are two further double bedrooms, both with built in wardrobes and the master with an en suite shower room. Secure allocated parking space included. Available now. Furnished.

## AT A GLANCE

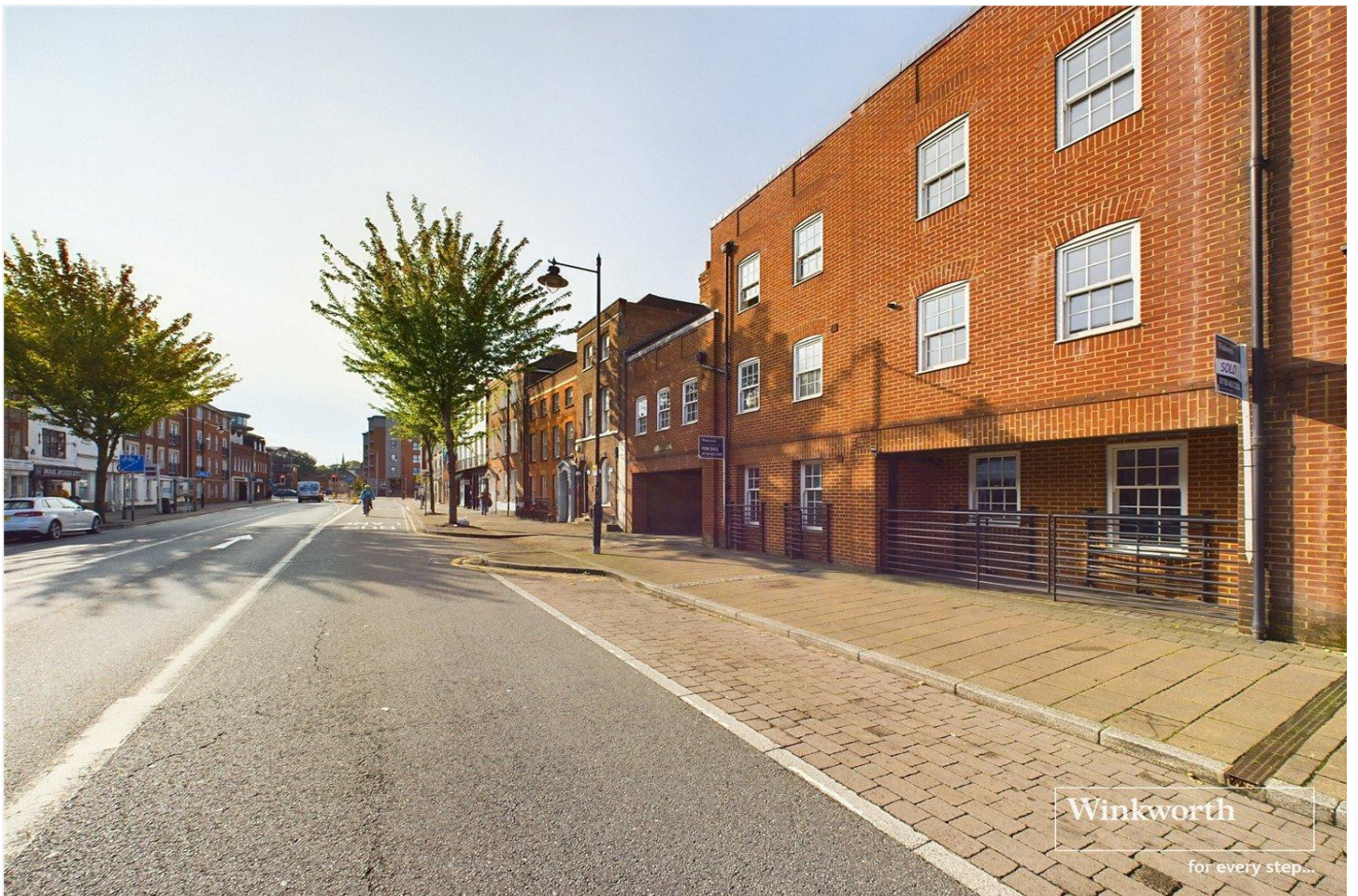
- Three bedroom apartment
- Town centre location
- Excellent condition throughout
- Allocated parking space
- Council tax band D
- Available now
- Furnished

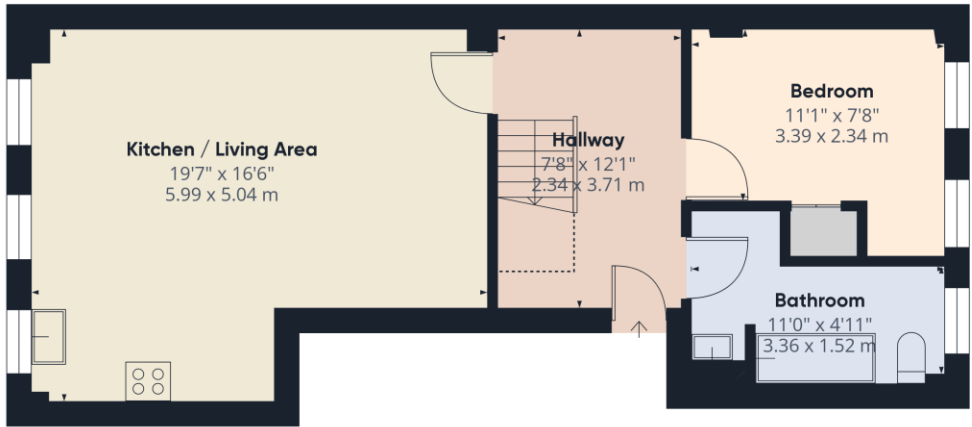


Winkworth  
for every step...

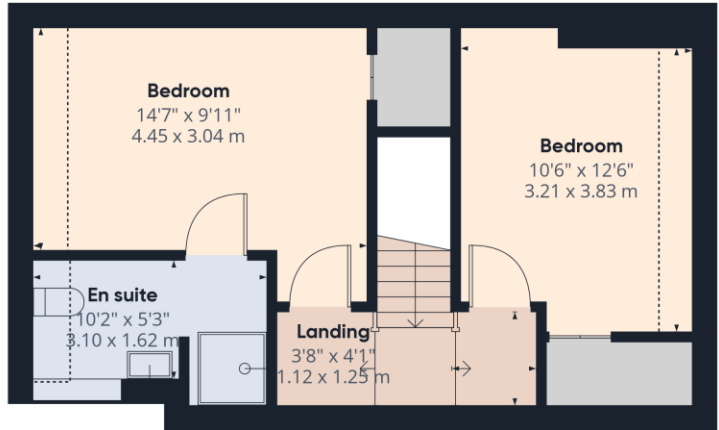


Winkworth  
for every step...





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 975.74 ft<sup>2</sup>  
 90.65 m<sup>2</sup>

**Reduced headroom**  
 53.45 ft<sup>2</sup>  
 4.97 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

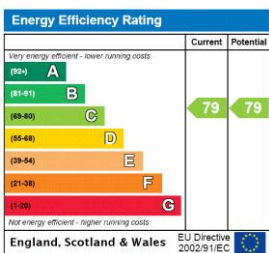
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,423.08**

**Holding Deposit: £484.61**

**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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.