



**RIVERSIDE HOUSE, READING, BERKSHIRE, RG1 6BH**  
**£1,695 PER MONTH FURNISHED**

**MODERN TWO BEDROOM TOWN CENTRE  
APARTMENT WITH ALLOCATED PARKING.  
AVAILABLE NOW.**

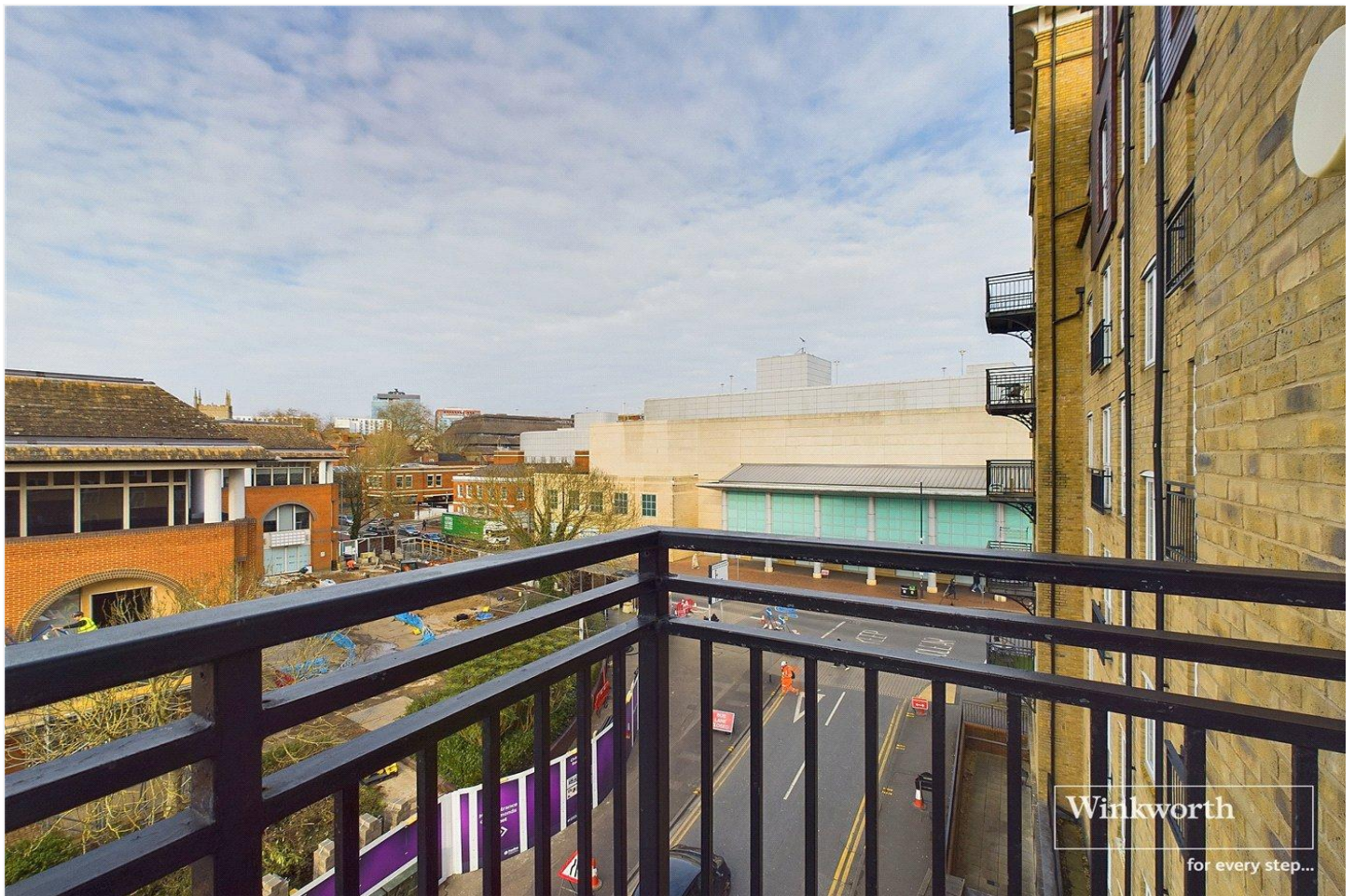
Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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

**Winkworth**

for every step...



## DESCRIPTION:

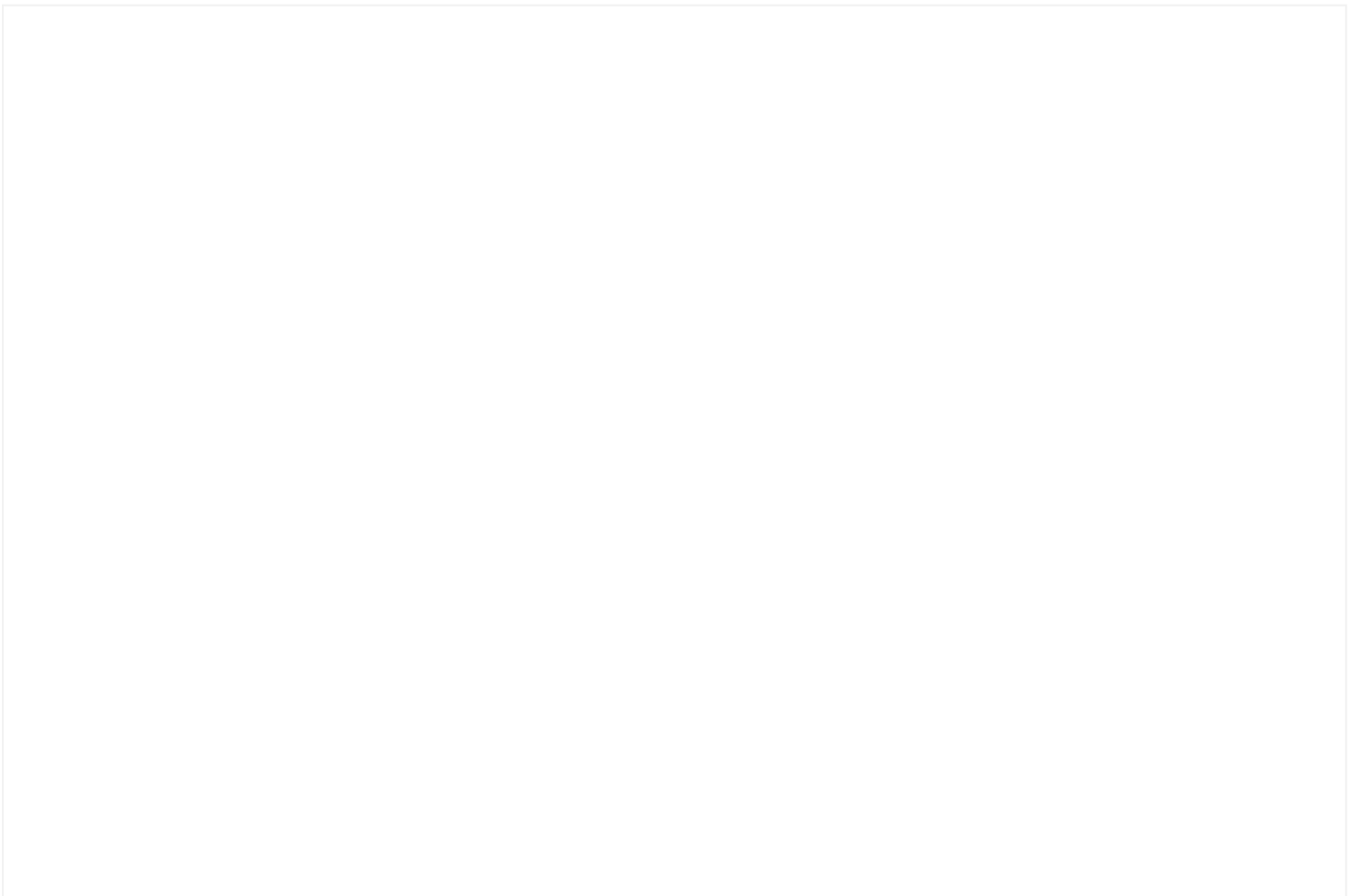
Modern two bedroom fourth floor apartment located in Reading Town Centre next to the Oracle Shopping Centre. Internally the apartment comprises two double bedrooms, an open plan living dining room leading into the kitchen with fitted appliances, two bathrooms including an en suite to the master and a balcony off the living area. The property benefits from a secure allocated parking space and lift access. Available now. Furnished.

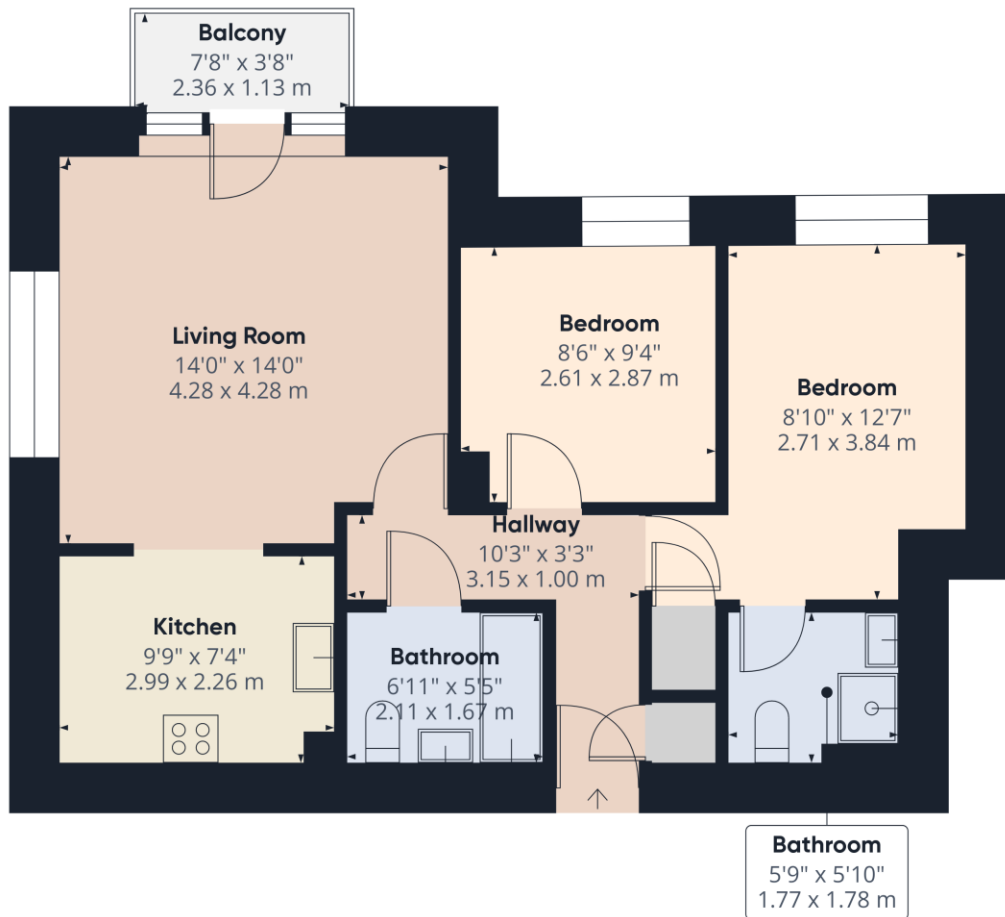
\*Awaiting EPC.

## AT A GLANCE

- Two bedroom apartment
- Private balcony
- Fourth floor with lift access
- Two bathrooms
- Undercroft parking space
- Council tax band D
- Available now
- Furnished







**Approximate total area<sup>(1)</sup>**  
 604.51 ft<sup>2</sup>  
 56.16 m<sup>2</sup>

**Balconies and terraces**  
 28.31 ft<sup>2</sup>  
 2.63 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.

Calculations are based on RICS IPMS 3C standard.

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: £1,955.77**

**Holding Deposit: £391.15**

**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](mailto:reading@winkworth.co.uk)

**Winkworth**

**for every step...**

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