



GARRARD HOUSE, READING, BERKSHIRE, RG1 1NR  
£1,175 PER MONTH FURNISHED

## GROUND FLOOR ONE BEDROOM APARTMENT LOCATED VERY CLOSE TO READING TRAIN STATION

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

**Winkworth**

for every step...

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

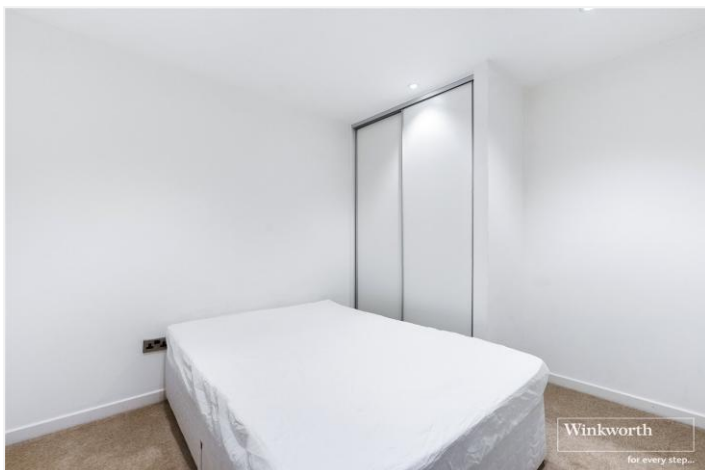


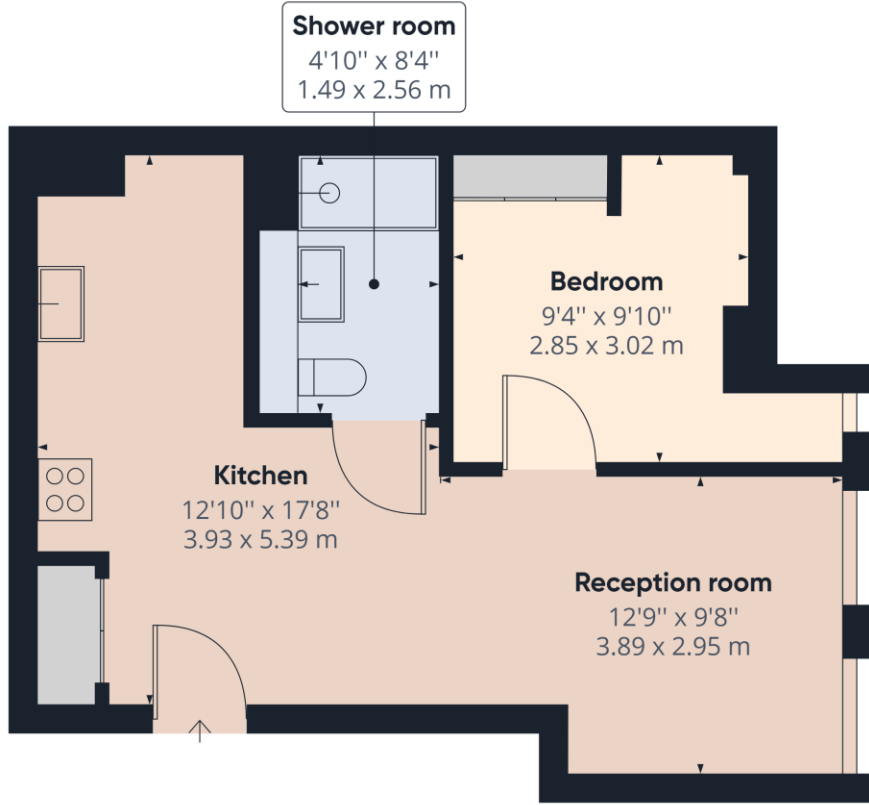
## DESCRIPTION:

Modern ground 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 shower room. (No parking) Available 1st April 2025. Furnished.

## AT A GLANCE

- Modern apartment
- Located next to Reading train station
- One bedroom
- Council tax band C
- Open plan living area
- No parking
- Available 1st April
- Furnished





Approximate total area<sup>(1)</sup>  
 433.70 ft<sup>2</sup>  
 40.29 m<sup>2</sup>

(1) Excluding balconies and terraces

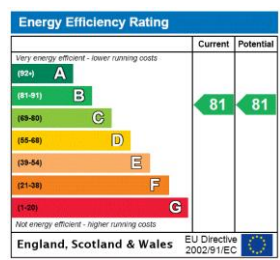
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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:** £1,355.77  
**Holding Deposit:** £271.15  
**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.



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



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.