



**ST JAMES WHARF, READING, BERKSHIRE, RG1 3JJ**  
**£1,850 PER MONTH FURNISHED**

## **EXECUTIVE TWO BEDROOM THIRD FLOOR APARTMENT LOCATED IN THE HEART OF READING TOWN CENTRE**

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## DESCRIPTION:

Executive two bedroom third floor apartment located in the heart of Reading town centre overlooking the Kennet & Avon canal. The property comprises two double bedrooms with a built in wardrobe and ensuite shower room to the master bedroom, a large open plan living area with private balcony overlooking the canal and kitchen with integrated appliances, modern bathroom and large storage cupboards including a utility area. Benefits also include undercroft parking for one car and lift access. Available now. Furnished to a high standard.

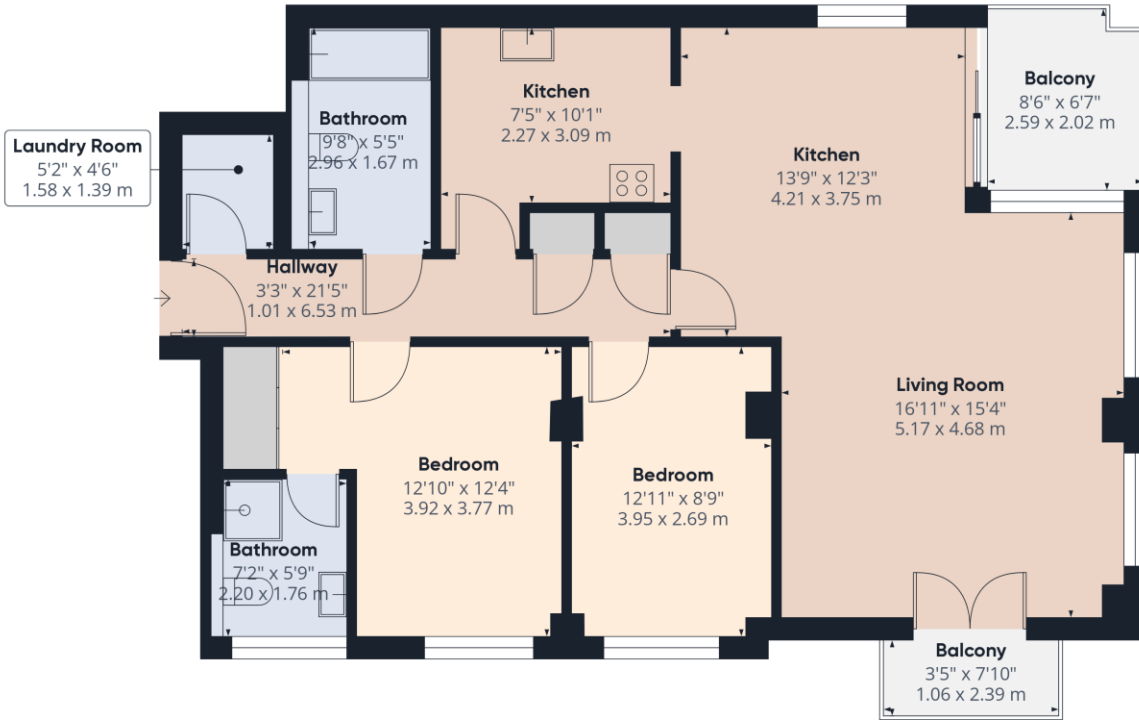
## AT A GLANCE

- Third floor apartment
- Overlooking the Kennet & Avon canal
- Two double bedrooms
- Undercroft parking for one car
- Council Tax Band D
- Available now
- Furnished to a high standard









Approximate total area<sup>(1)</sup>  
 963.05 ft<sup>2</sup>  
 89.47 m<sup>2</sup>

Balconies and terraces  
 82.24 ft<sup>2</sup>  
 7.64 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.

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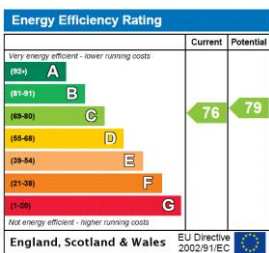
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £2,134.62

Holding Deposit: £426.92

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.



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