



COOPERS YARD, READING, BERKSHIRE, RG30 2TP  
£1,350 PER MONTH UNFURNISHED

**MODERN SPLIT LEVEL TWO BEDROOM  
APARTMENT IN WEST READING. AVAILABLE  
25TH SEPTEMBER. UNFURNISHED.**

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

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## DESCRIPTION:

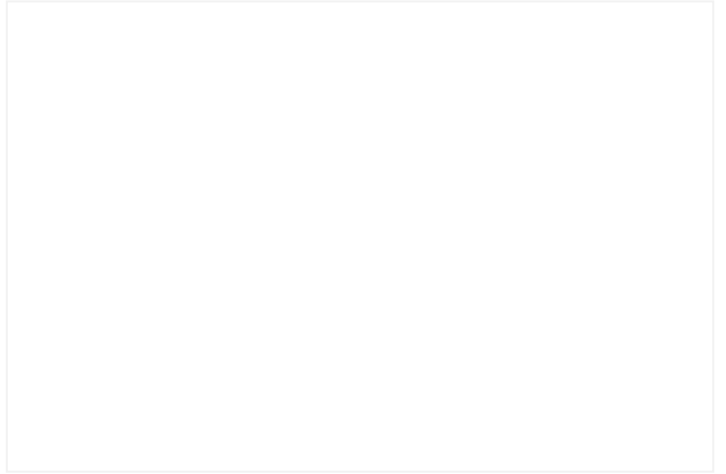
Modern split level two bedroom apartment in West Reading close to local amenities and offering easy access to Reading town centre and train station. The property has been finished to a high standard comprising open plan living room/kitchen giving access to the private rear garden, three piece bathroom and large storage cupboard on the ground floor. Two bedrooms occupy the first floor with one benefitting from a modern en suite shower room. Additional benefits include integrated fridge/freezer, dishwasher and washer/dryer. Available 25th September 2024. Unfurnished.

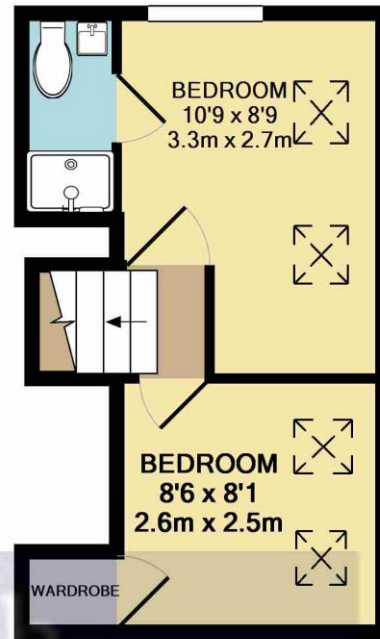
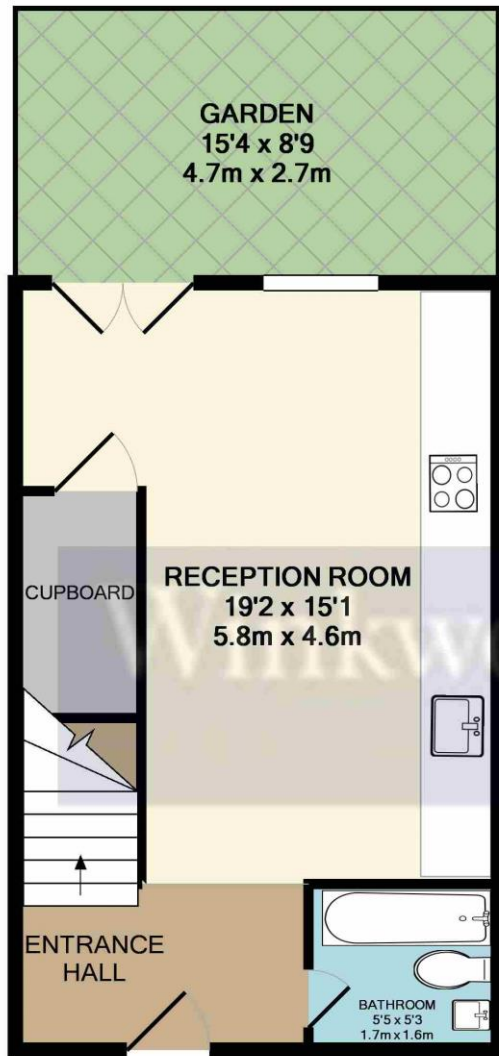
\*Permit on road parking is subject to availability through Reading Borough Council

## AT A GLANCE

- Two bedroom apartment
- Private rear garden
- Modern throughout
- Two bathrooms
- Council tax band B
- Available 25th September
- Unfurnished







1ST FLOOR  
APPROX. FLOOR  
AREA 204 SQ.FT.  
(18.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

Deposit: £1,557.69

Holding Deposit: £311.53

Council Tax Band: B

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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