



GRAYSON COURT, READING, BERKSHIRE, RG30 2RN  
£1,400 PER MONTH UNFURNISHED

**MODERN TWO BEDROOM APARTMENT WITH  
GATED OFF ROAD PARKING SPACE.  
AVAILABLE 13TH JULY.**

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

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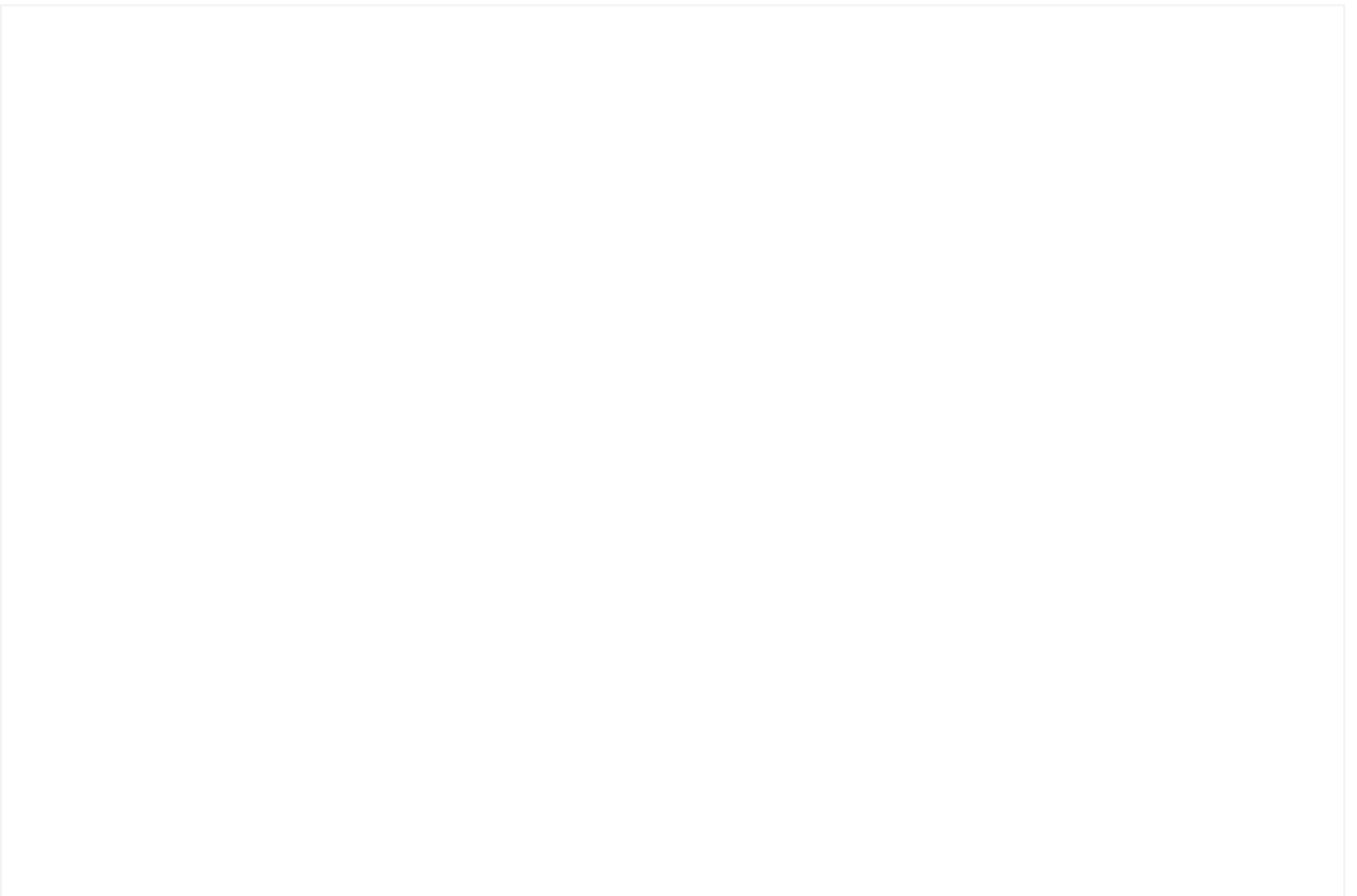
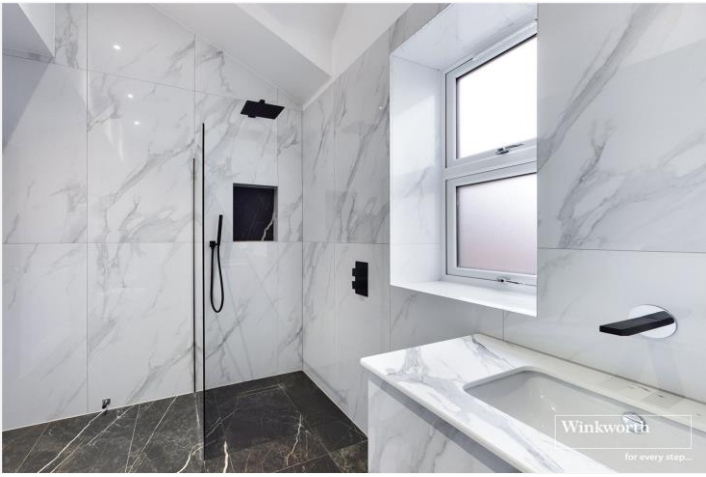
## DESCRIPTION:

Modern two bedroom eco-friendly first floor apartment ideally located just over a mile from Reading Town Centre, close to local amenities, on regular bus routes servicing the town centre and under 100 metres from the excellent Wilson Primary school. The property has been finished to a very high standard comprising spacious open plan living room/kitchen with integrated appliances including dishwasher and washer/dryer, two bedrooms benefitting from built in wardrobes and a stunning four piece bathroom. Further benefits include underfloor heating throughout and gated parking space. Available 13th July 2024. Unfurnished.

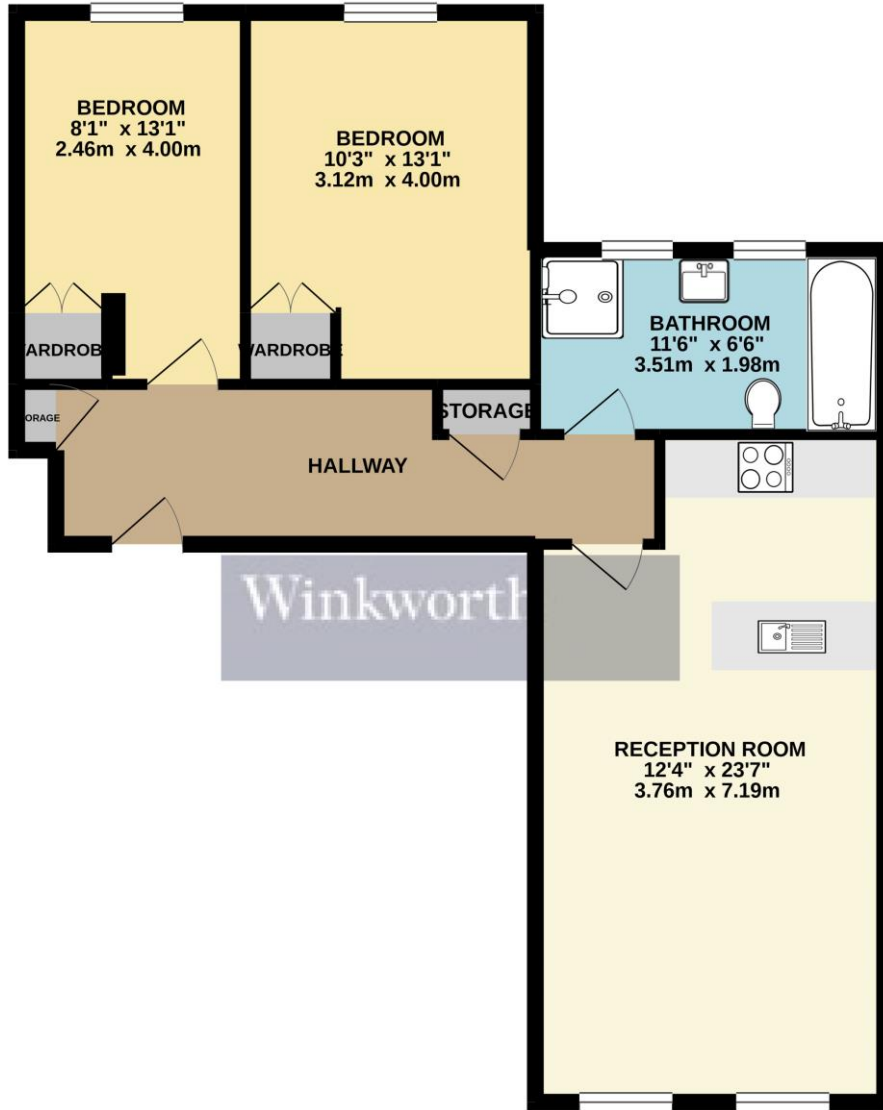
## AT A GLANCE

- Modern apartment
- Two bedrooms
- Finished to a high standard
- Four piece bathroom
- Gated off road parking space
- Council tax band C
- Available 13th July
- Unfurnished





FIRST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

**Deposit:** £1,615.38

**Holding Deposit:** £323.07

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	88	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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