



**COOPERS YARD, READING, BERKSHIRE, RG30 2TP**  
**£1,200 PER MONTH UNFURNISHED**

## **MODERN ONE BEDROOM APARTMENT WITH PRIVATE GARDEN IN WEST READING.**

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

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## DESCRIPTION:

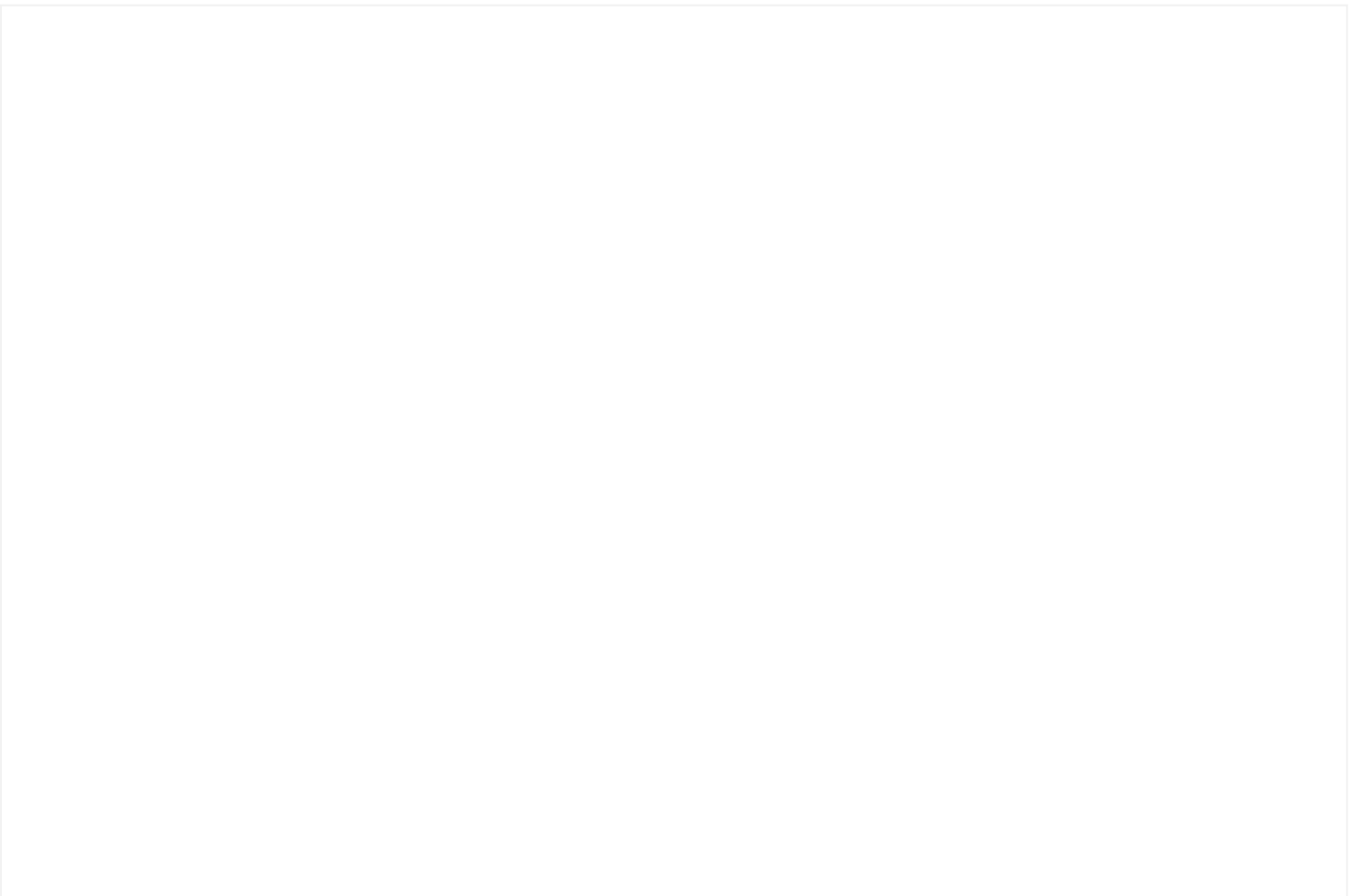
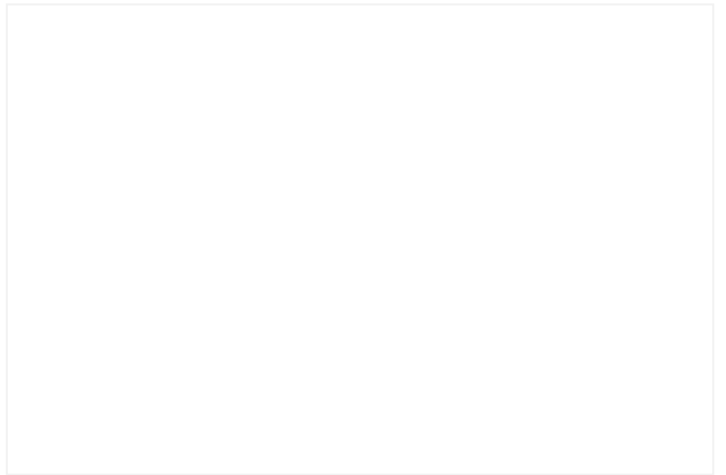
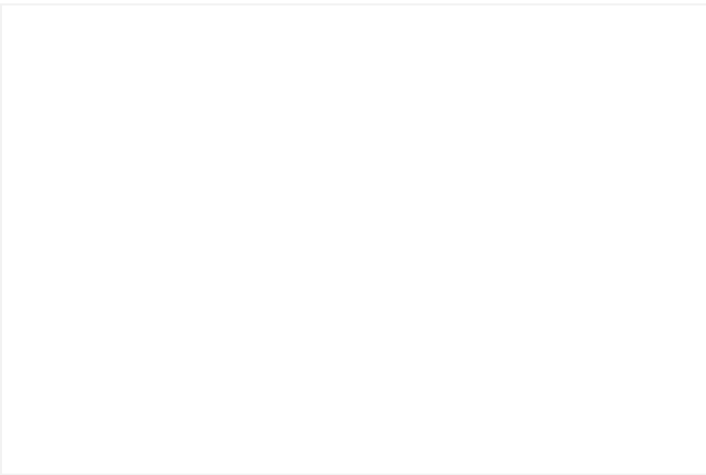
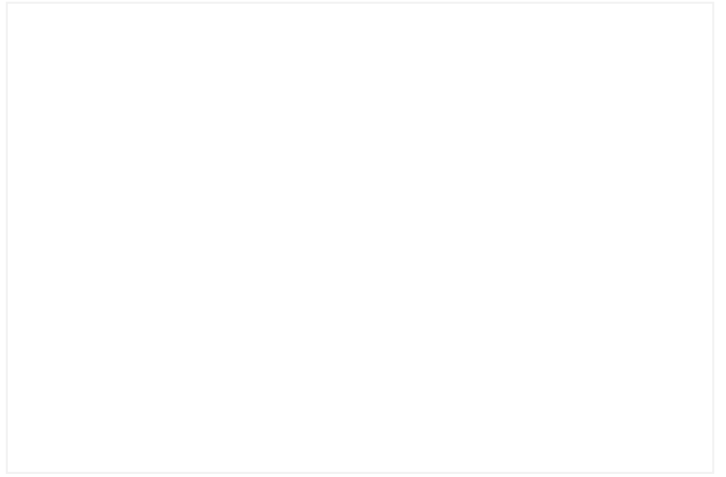
Modern one bedroom ground floor apartment in West Reading close to local amenities and offering easy access to Reading town centre and train station. The property has been finished to a high standard comprising open plan living room/kitchen, double bedroom with built in storage, modern shower room and private garden. Additional benefits include integrated fridge/freezer, dishwasher and washer/dryer. Available 21st February 2025. Unfurnished.

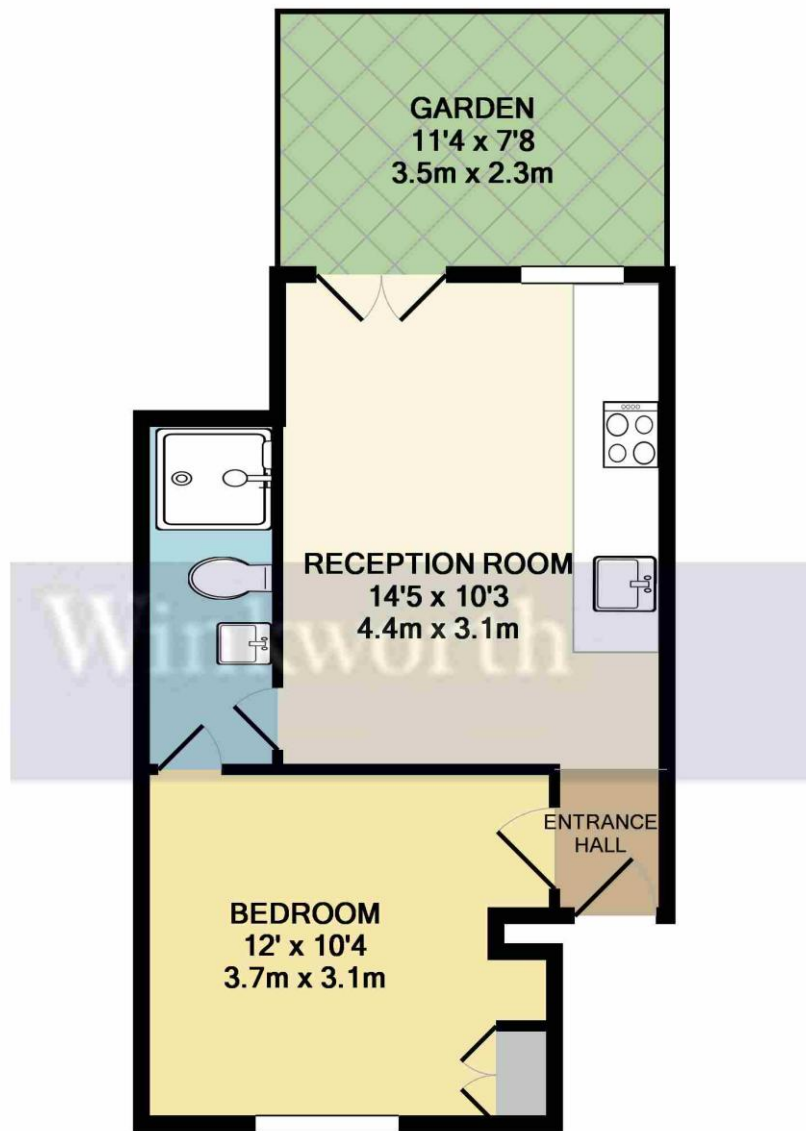
\*No parking available.

## AT A GLANCE

- One bedroom apartment
- Ground floor
- Private rear garden
- Council tax band B
- Modern throughout
- Available 21st February
- Unfurnished







TOTAL APPROX. FLOOR AREA 341 SQ.FT. (31.7 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.

Deposit: £1,384.62

Holding Deposit: £276.92

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(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	

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