



**MAVERICK HOUSE, READING, BERKSHIRE, RG1 7PX  
£700 PER MONTH FURNISHED**

**FURNISHED GROUND FLOOR ROOM CLOSE  
TO READING TOWN CENTRE. AVAILABLE  
21ST SEPTEMBER. FURNISHED.**

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

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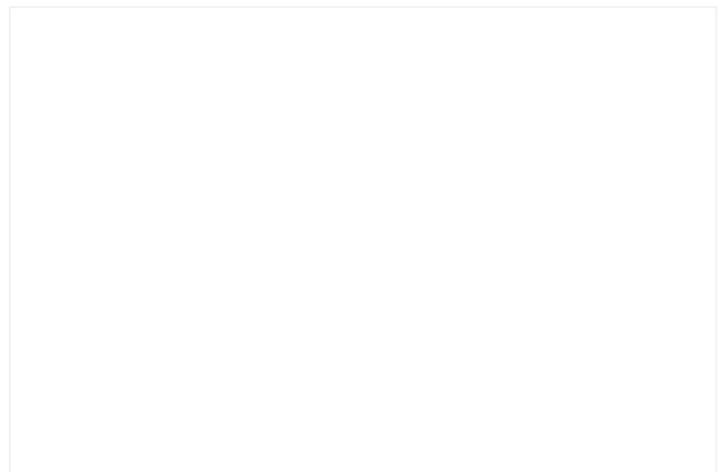
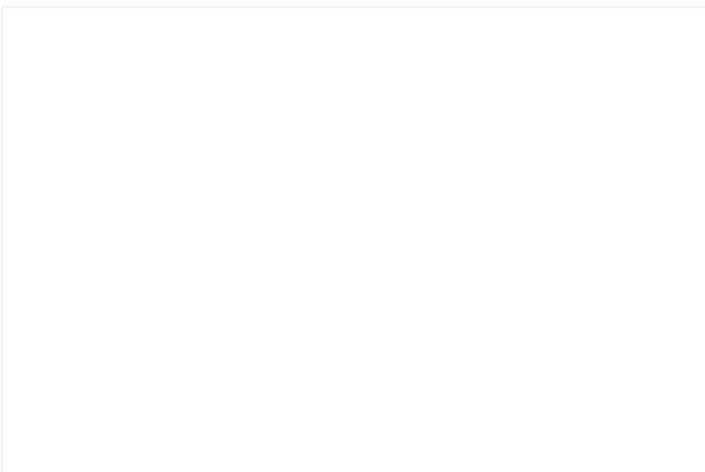
### DESCRIPTION:

Ground floor self-contained room including en suite shower room and kitchenette close to Reading town centre. The room is available fully furnished including TV and bedding. Use of communal kitchen/diner included. Available 21st September 2024.

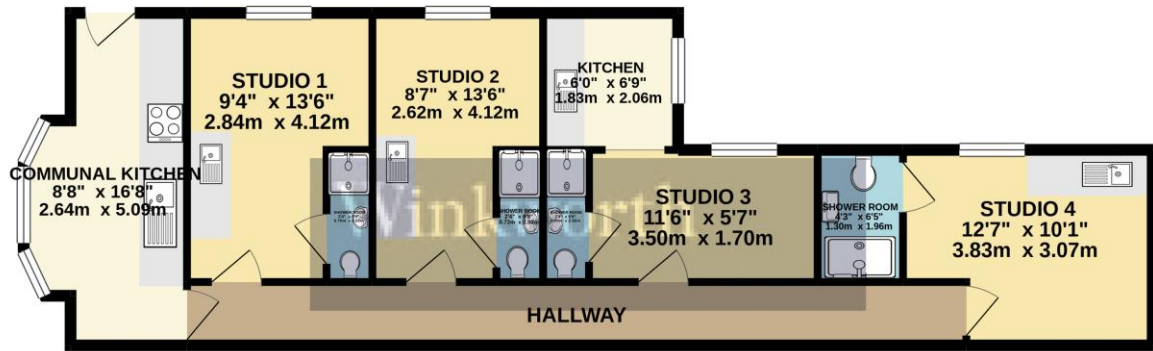
All bills included except council tax.

### AT A GLANCE

- Ground floor room
- Furnished
- Use of communal kitchen/diner
- No parking
- Council tax band A
- Available 21st September
- All bills included (except council tax)



# GROUND FLOOR 763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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: £807.69**

**Holding Deposit: £161.53**

**Council Tax Band: A**

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	69	69
(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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