



QUEENS ROAD, BERKSHIRE, RG1 4QE
£1,795 PER MONTH FURNISHED

MODERN TWO BEDROOM TOWN CENTRE APARTMENT OVERLOOKING THE KENNET AND AVON CANAL

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DESCRIPTION:

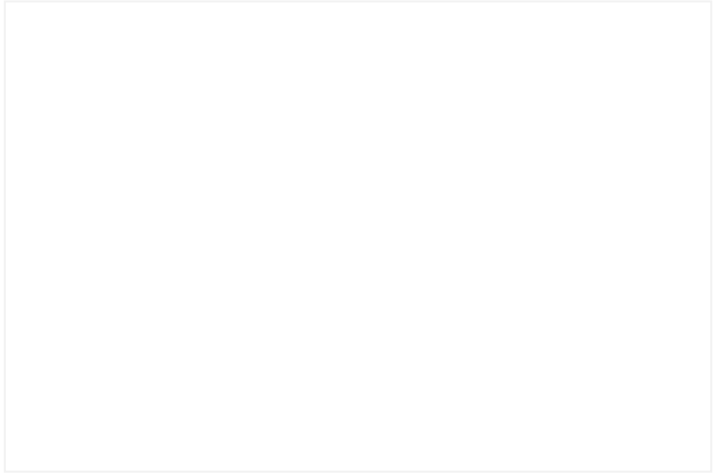
Modern two double bedroom apartment located on the fourth floor of the sought after Queens Wharf development. Set on the banks of the River Kennet with secure gated off road parking the development, which was converted in 2002 to a Sir Terence Conrad 'City Lofts' design is one of the most desirable in the town. The property is situated on the river side of the building with large windows and a balcony overlooking the river.

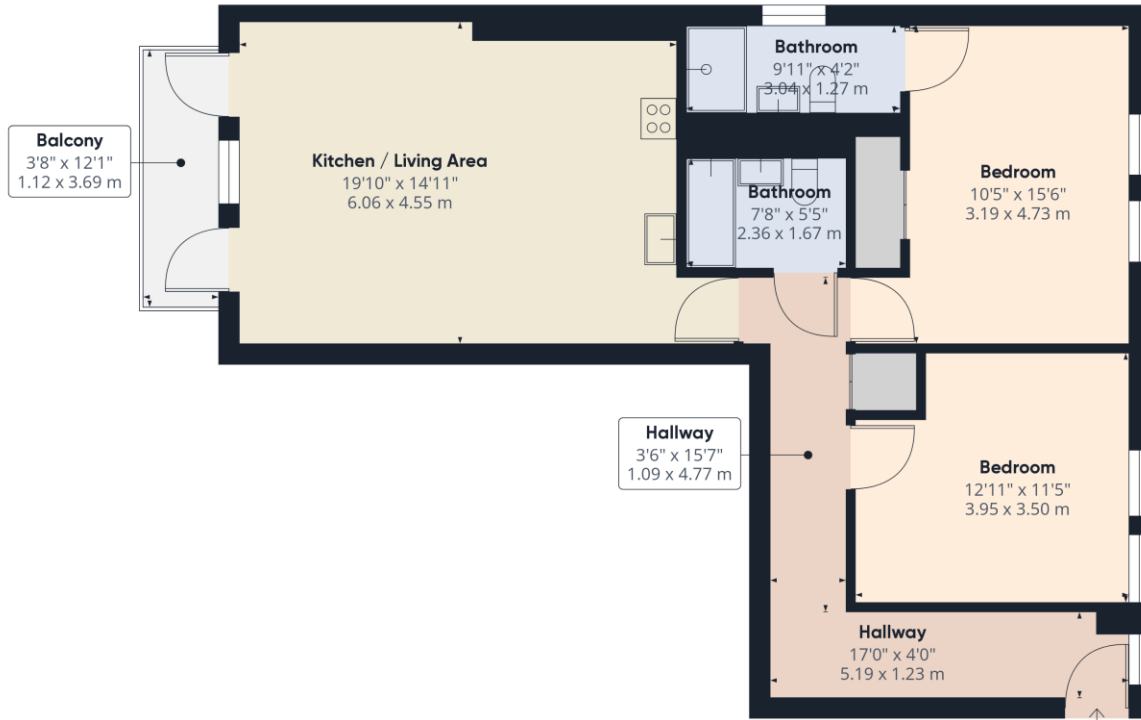
The property is ideally located a short walk to Reading Station with its direct link to London Paddington in just over 20 minutes and soon to be on the London tube network with the Elizabeth Line and Crossrail. The Oracle shopping and entertainment complex is also just 300 metres away. The bright and airy accommodation comprises, spacious open plan living room/kitchen, two double bedrooms both with en-suite shower room to the master bedroom and a further three piece bathroom. The property further benefits from a secure gated parking space and lift access. Available 24th September 2024. Furnished.

AT A GLANCE

- Two Bedroom Riverside Apartment
- Balcony Overlooking the River Kennet
- Two Bathrooms
- Council tax band D
- Secure Gated Off Road Parking
- Available 24th September
- Furnished
- *Awaiting EPC







Approximate total area⁽¹⁾
858.21 ft²
79.73 m²

Balconies and terraces
44.45 ft²
4.13 m²

(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.

GIRAFFE360

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: £2,071.15

Holding Deposit: £414.23

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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