



Winkworth  
for every step...



WATLINGTON STREET, RG1 4RT  
£2,750 PER MONTH FURNISHED OR UNFURNISHED

**STUNNING THREE BEDROOM TOWNHOUSE  
LOCATED IN READING TOWN CENTRE.  
AVAILABLE 1<sup>st</sup> AUGUST.**

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



for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Originally built in 1853 is this stunning three bedroom end of terrace townhouse which has been refurbished to a high standard and is in an excellent location a short walk to the Royal Berkshire Hospital and Reading Station. The property is well presented throughout and comprises modern kitchen with integrated appliances boasting steam oven, warming drawer, Quooker tap and quartz surfaces and a dining room on the ground floor. A double bedroom and modern shower room are located on the lower ground floor. The living room benefitting from a wood burner and one double bedroom (currently being used as a study) occupy the first floor. On the top floor there is a beautiful four piece bathroom with a roll-top bath and the master bedroom.

Further benefits include the tropical themed garden with banana trees, exotic plants and koi pond. Please note the fish and garden will be tended to during the tenancy and this is included within the rent. Residents permit parking available.

Available 1st August 2024. Furnished or unfurnished.

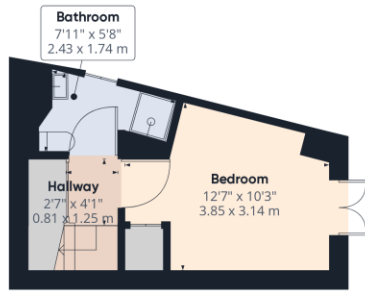
## AT A GLANCE

- Three bedroom town house
- Split over four floors
- Tropical themed garden
- Residents permit parking
- Council tax band C
- Available 1st August
- Furnished or unfurnished

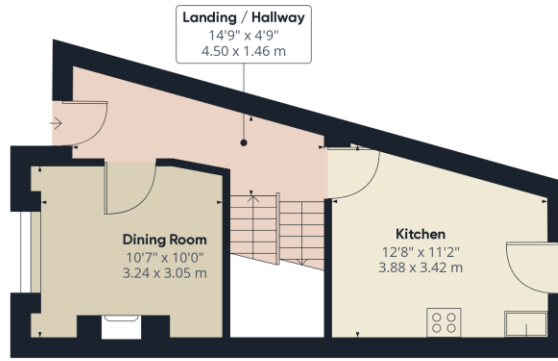






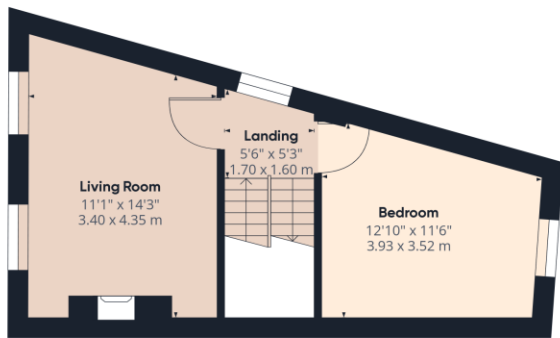


Ground Floor

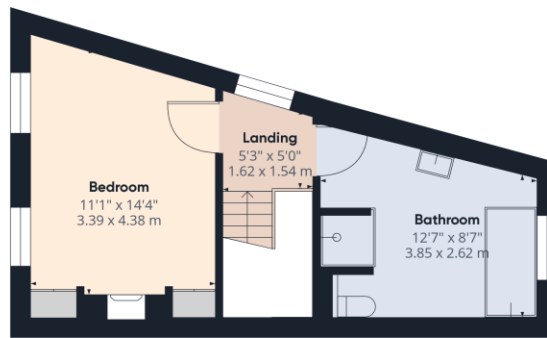


Floor 1

Approximate total area<sup>(1)</sup>  
1195.78 ft<sup>2</sup>  
111.09 m<sup>2</sup>



Floor 2



Floor 3

(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.

GIRAFFE360

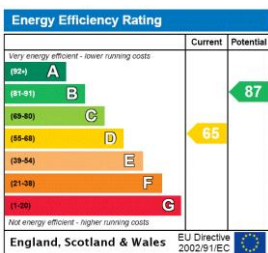
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £3,173.08

Holding Deposit: £634.61

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.