



**THE PUMP HOUSE, 46 BATH ROAD, READING, RG1 6PG
£1,300 PER MONTH FURNISHED**

**MODERN GROUND FLOOR ONE BEDROOM
FURNISHED APARTMENT SET ON AN EXCLUSIVE
DEVELOPMENT BUILT BY BEWLEY HOMES**

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

Winkworth

for every step...

winkworth.co.uk



Winkworth
for every step...

DESCRIPTION:

Modern ground floor one bedroom apartment set within an exclusive development built by Bewley homes. The property is located in the converted pump house which features classic Georgian architecture and comprises an open plan kitchen with integrated appliances, living/dining room overlooking well-kept communal gardens, a double bedroom and modern three piece bathroom. Further benefits include gas central heating, double glazing, American shutters throughout, allocated parking space, bike storage and use of the pump house formal gardens and wild life park. Available 23rd August 2024. Furnished.

AT A GLANCE

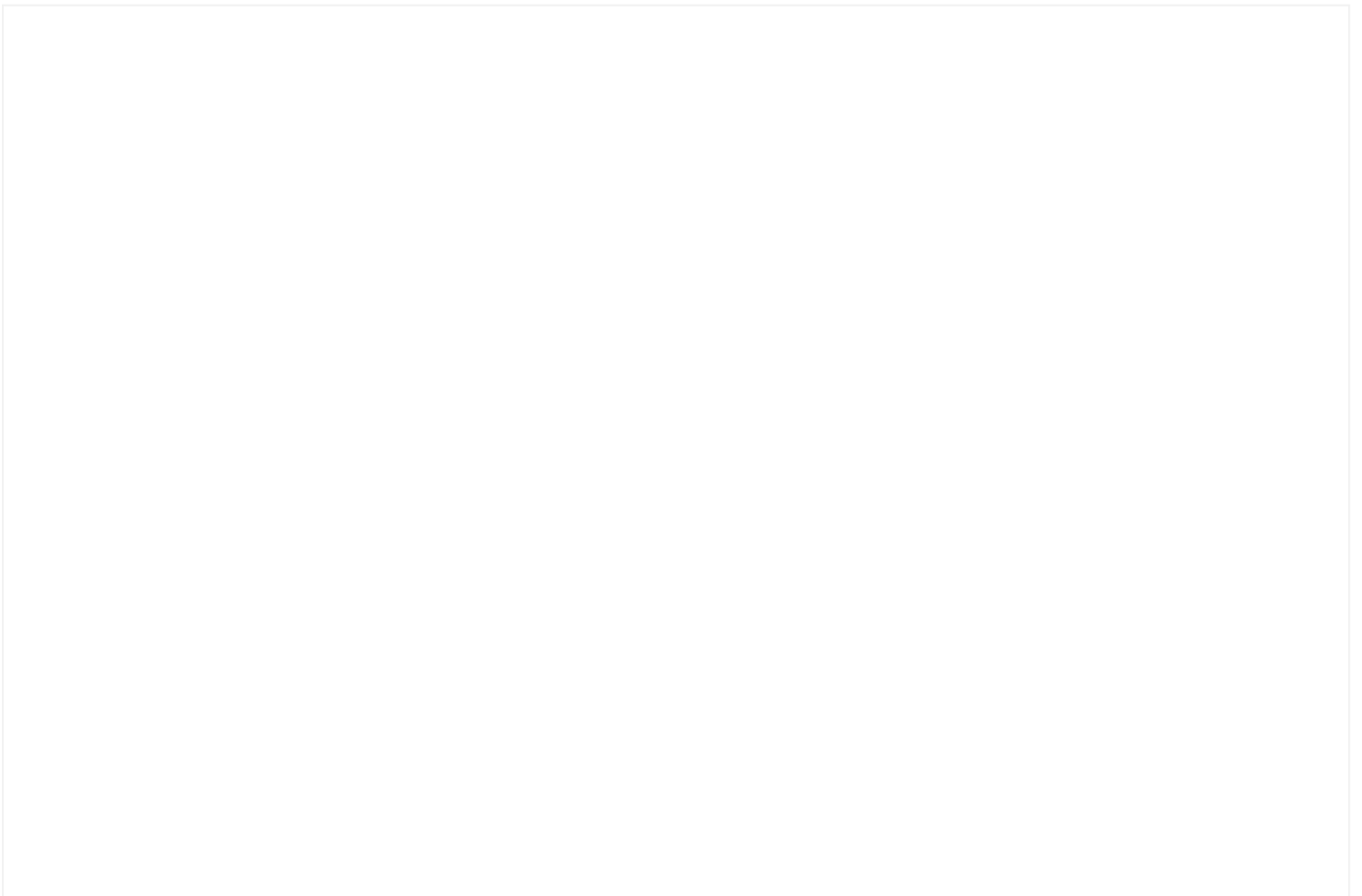
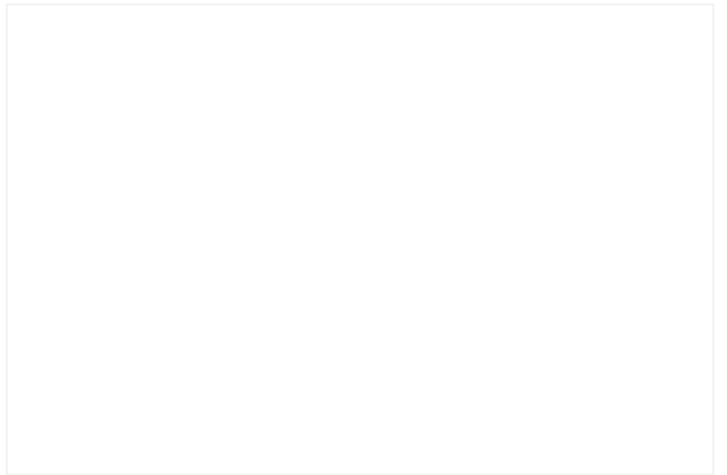
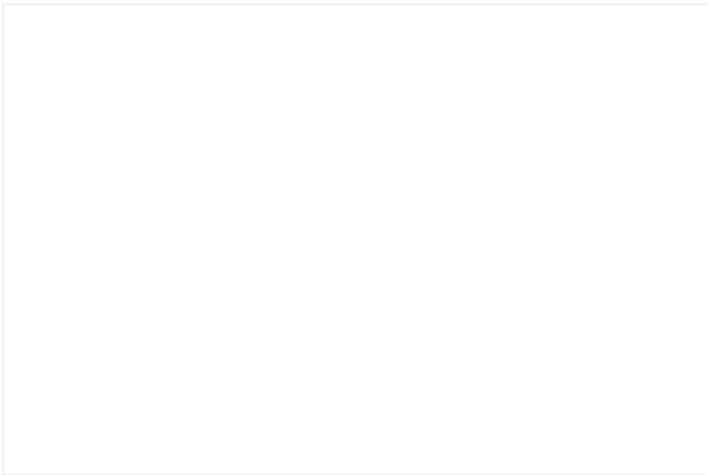
- Close to Reading town centre
- Converted pump house
- One double bedroom
- Council tax band B
- Off-road parking
- Available 23rd August
- Furnished

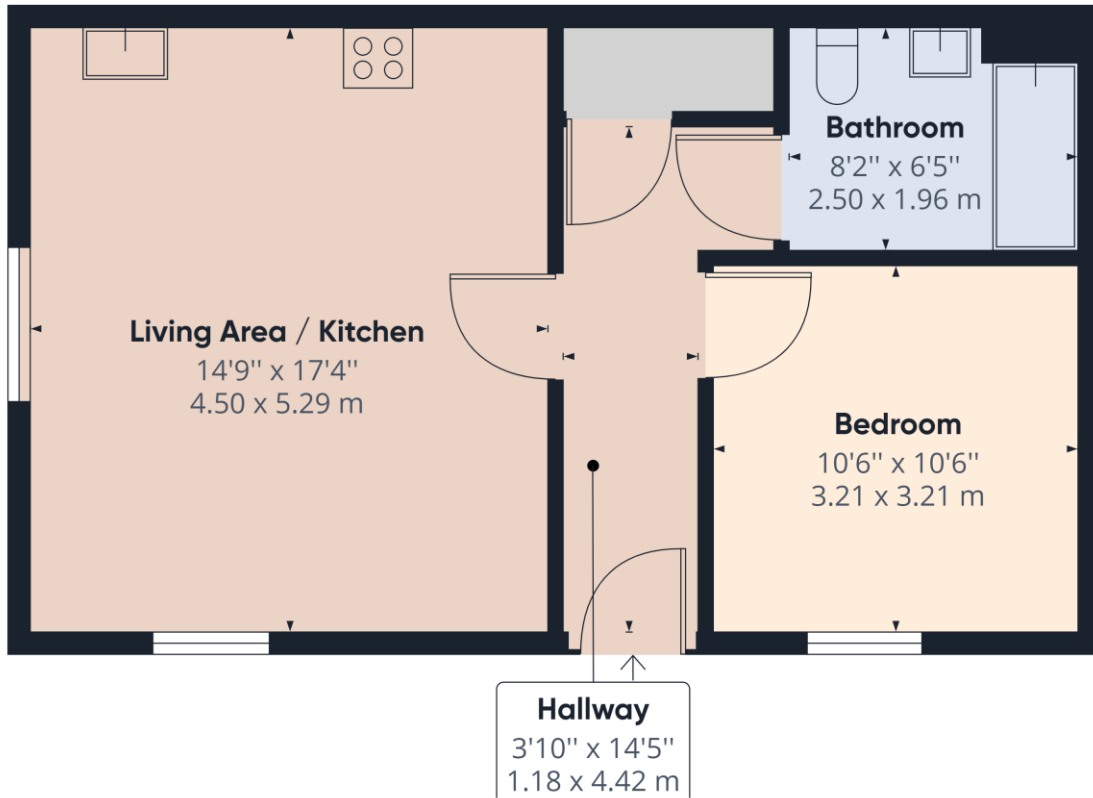


Winkworth
for every step...



Winkworth
for every step...





Approximate total area⁽¹⁾
504.43 ft²
46.86 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.

GIRAFFE 360

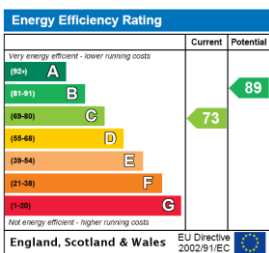
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £1,500.00

Holding Deposit: £300.00

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.



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



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.