



MALTINGS PLACE, BERKSHIRE, RG1 6QG  
£1,150 PER MONTH UNFURNISHED

## GROUND FLOOR ONE BEDROOM APARTMENT IN THE HEART OF READING TOWN CENTRE

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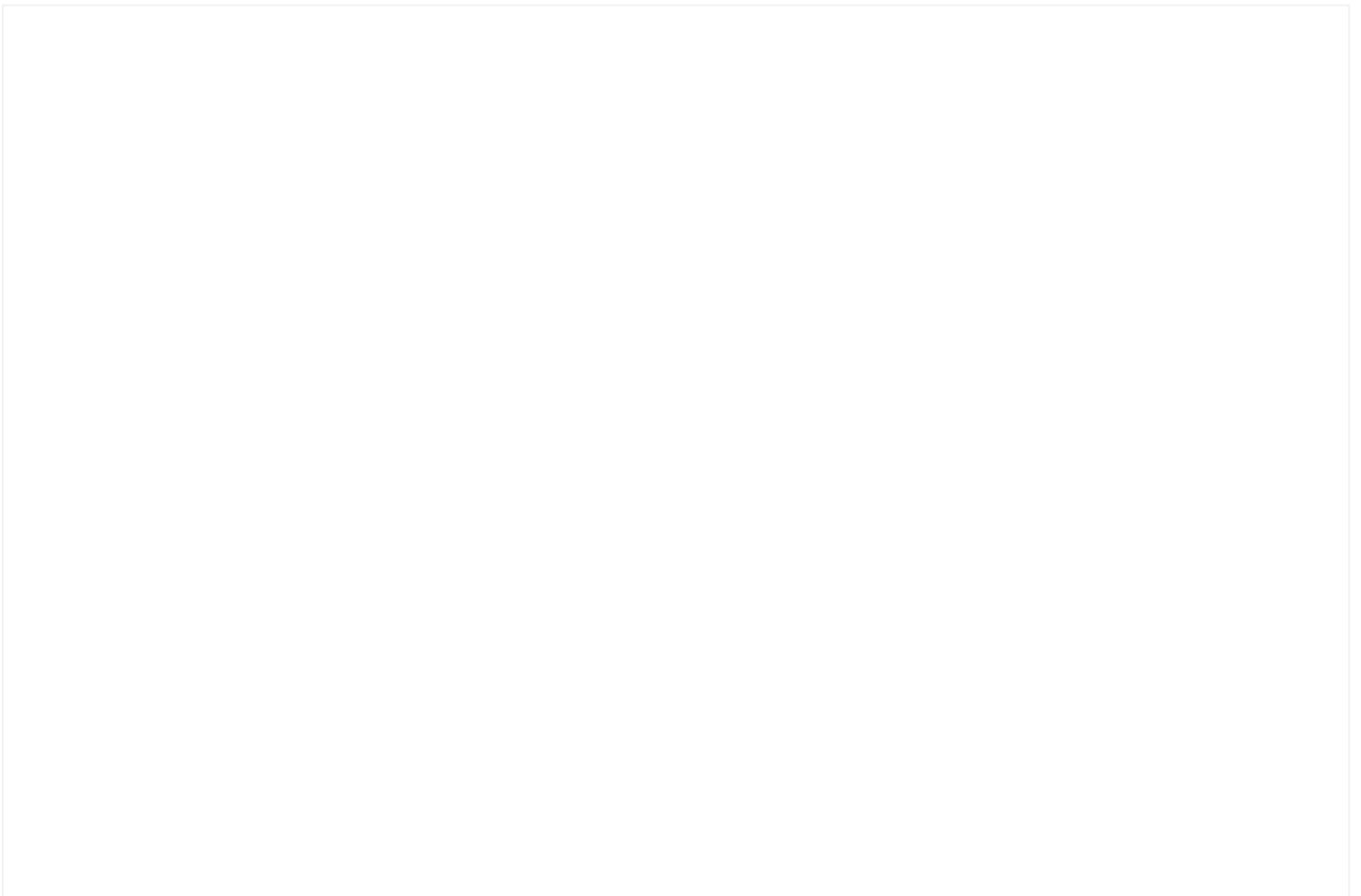
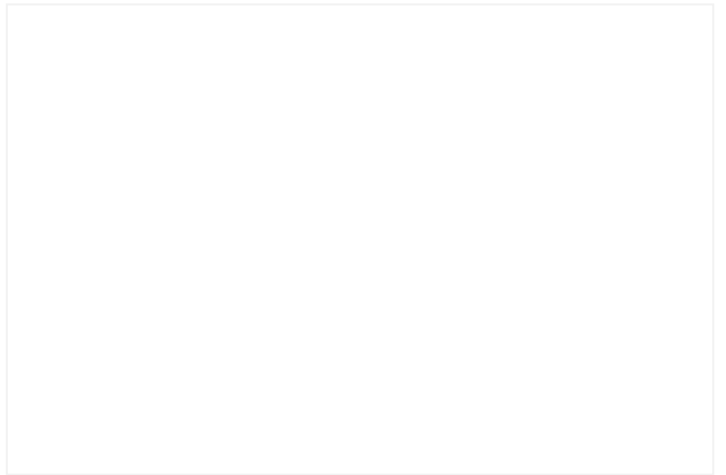
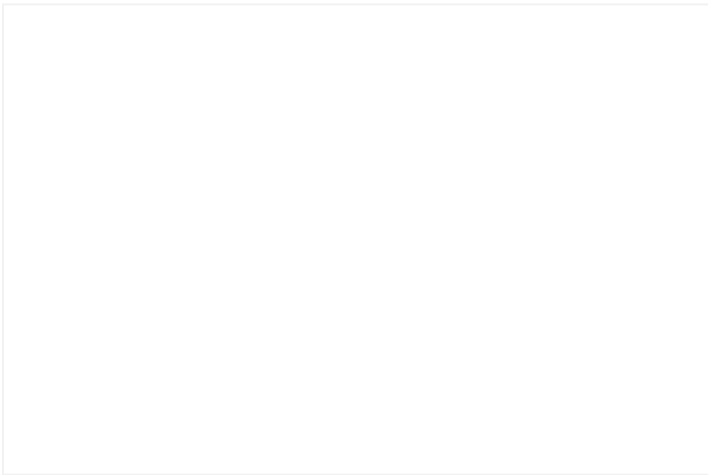
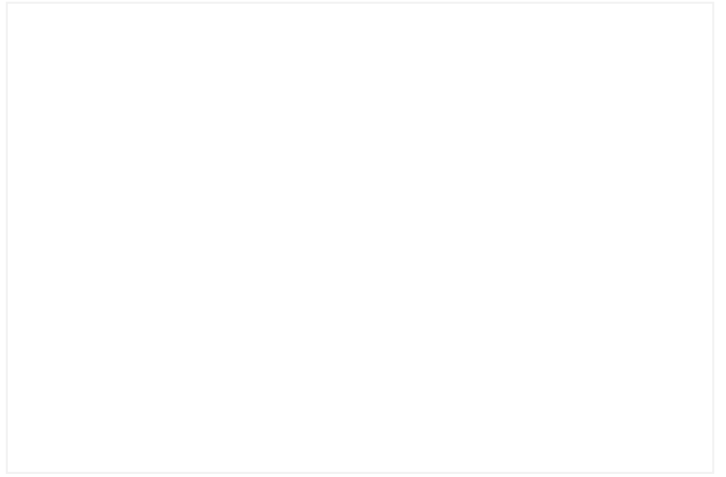
## DESCRIPTION:

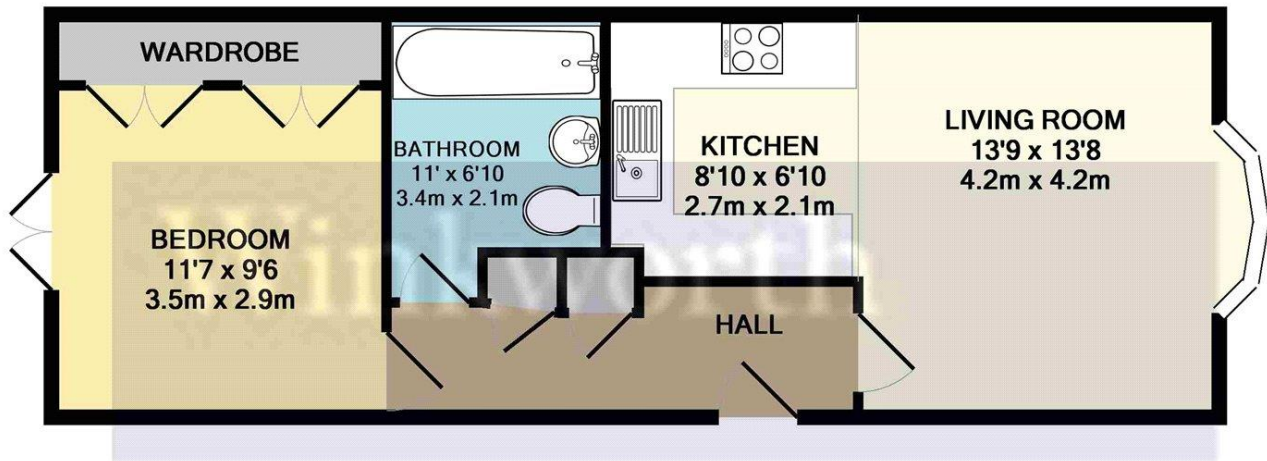
One bedroom ground floor apartment located in the popular Holybrook development in the heart of Reading Town Centre, next to the Oracle. The property has been redecorated throughout and comprises a spacious open plan living/dining area, fitted kitchen, double bedroom with fitted wardrobes and French doors leading onto a private patio area and three piece bathroom. Benefits include one private residents parking space and a security intercom system. Available 10th August 2024. Unfurnished.

## AT A GLANCE

- One bedroom apartment
- Ground floor
- Private patio garden
- Council tax band C
- Allocated parking space
- Available 10th August
- Unfurnished







TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 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:** £1,326.92

**Holding Deposit:** £265.38

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(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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