



**THE MERIDIAN, READING, BERKSHIRE, RG1 3DQ**  
**£2,000 PER MONTH PART FURNISHED**

## **A MODERN TWO BEDROOM TOWN CENTRE APARTMENT WITH LARGE LIVING AREA**

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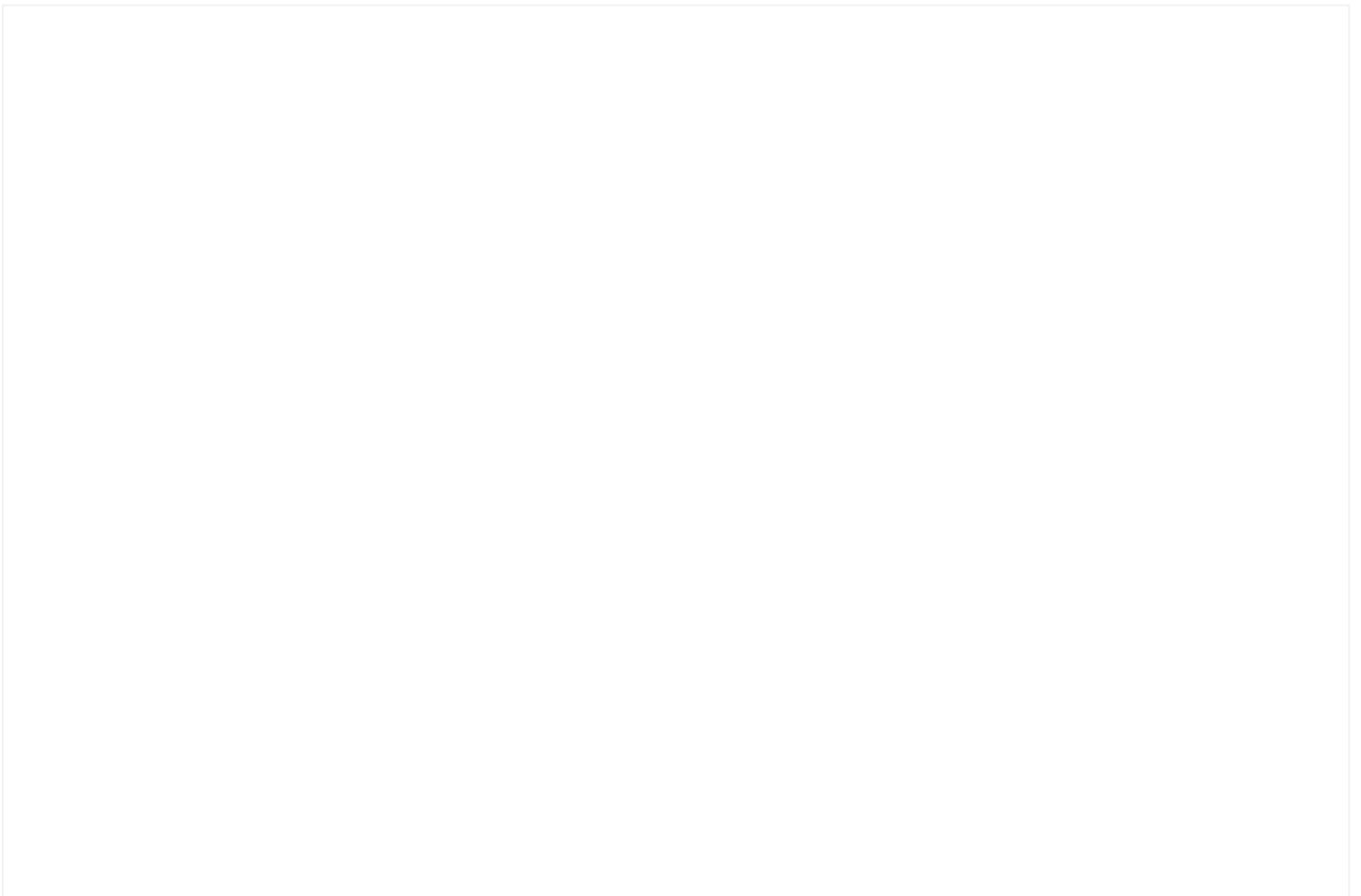
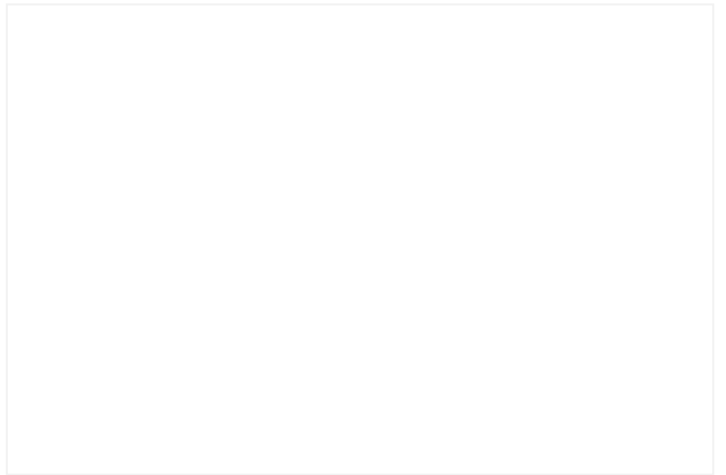
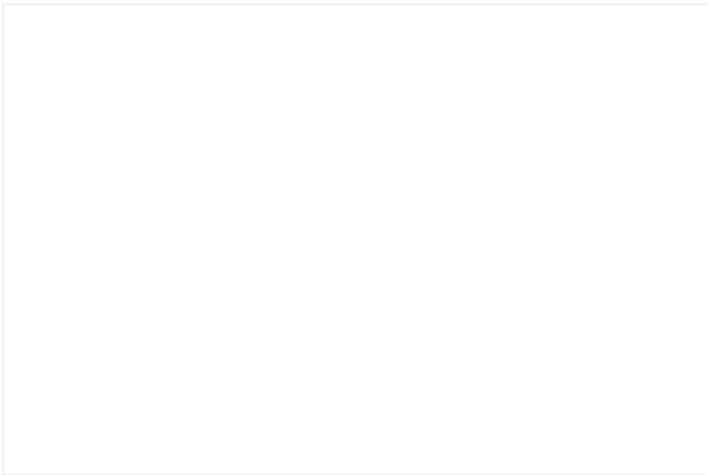
## DESCRIPTION:

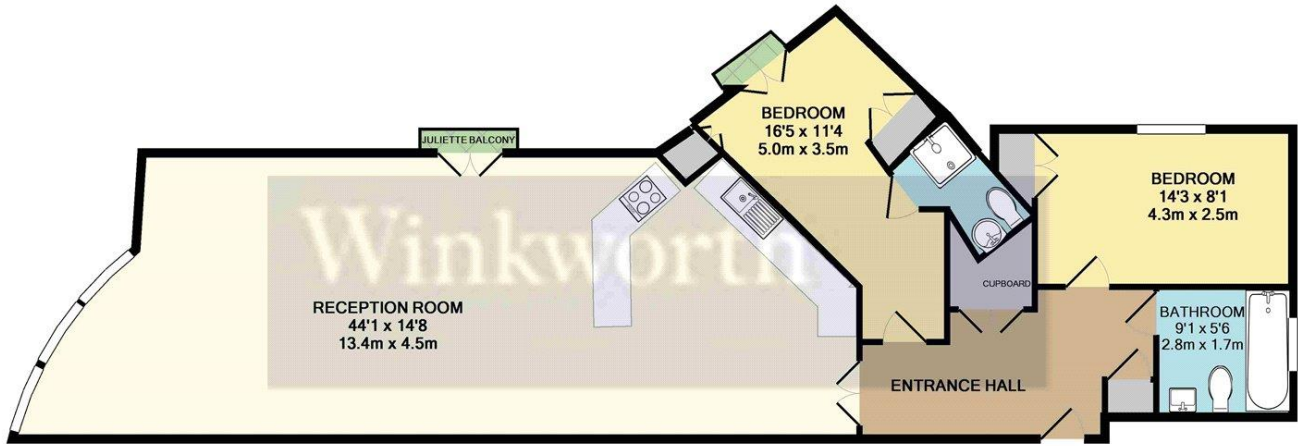
A modern two bedroom town centre apartment located on the second floor of this popular town centre development. Offering excellent access to the mainline train station, bus routes and major transport links via the A329 and M4. Accommodation is well presented and comprises; a large open plan living space with a modern fitted kitchen, master bedroom with en suite shower room, an additional bedroom and a bathroom. The property further benefits from secure undercroft parking, intercom entry, lift access and a large storage cupboard. Available 7th September 2024. Part furnished.

## AT A GLANCE

- Two bedroom apartment
- Two bathrooms
- Large living area
- Council tax band D
- Undercroft parking
- Available 7th September
- Part furnished







TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.8 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: £2,307.69**

**Holding Deposit: £461.53**

**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.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 77                      | 78        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



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