



## Garrard House, Reading, Berkshire, RG1 1NR

£1,200 per month *Furnished*



Modern first floor one bedroom furnished apartment in this landmark development opposite Reading Train Station. Finished to a high standard the property comprises an open plan living and kitchen area, one double bedroom with built in wardrobe and a shower room. (No parking) Available now. Furnished.

### KEY FEATURES

- Modern apartment
- First floor with lift access
- Located close to Reading train station
- Council tax band B
- Available now
- Furnished



Reading

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\*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.





<https://www.winkworth.co.uk/rent/property/REA160307>

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.

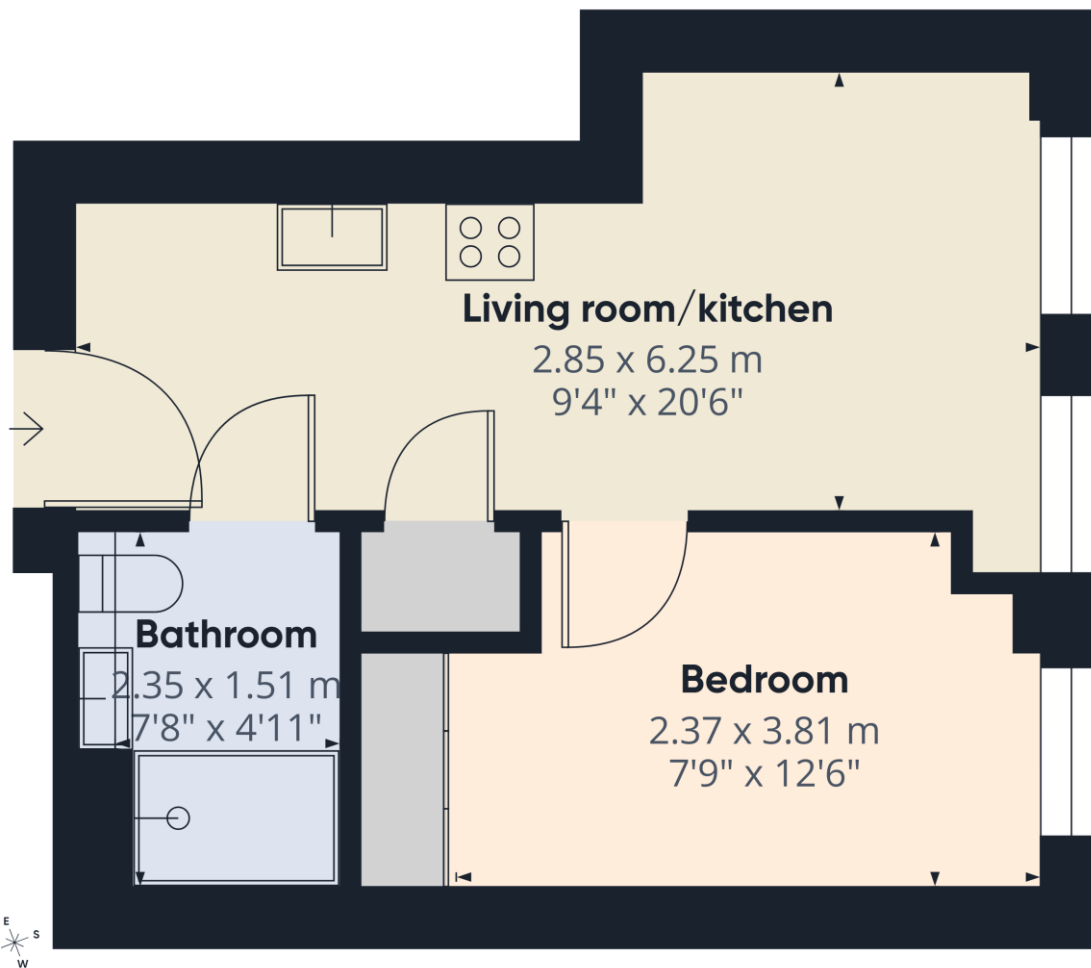
## MATERIAL INFO

**Deposit:** £1,384.62

**Holding Deposit:** £276.92

**Council Tax Band:** B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GLA<sup>®</sup>  
33 m<sup>2</sup>  
355.24 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360