



Winkworth  
for every step...

## Riverside View, 5-9 Berkeley Avenue, Reading, Berkshire, RG1

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Modern two bedroom apartment located on the second floor of the popular Riverside View development which is a short walk away from Reading town centre. The property comprises spacious open plan living room/kitchen with integrated appliances, two double bedrooms, en suite shower room to the master bedroom and a three piece bathroom. Further benefits include private balcony which is accessed from the living room and main bedroom and an allocated parking space. Available 3rd November 2026. Furnished.

### KEY FEATURES

- Two bedroom apartment
- Close to Reading town centre
- Private balcony
- Two bathrooms
- Allocated parking space
- Council tax band D



### Reading

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





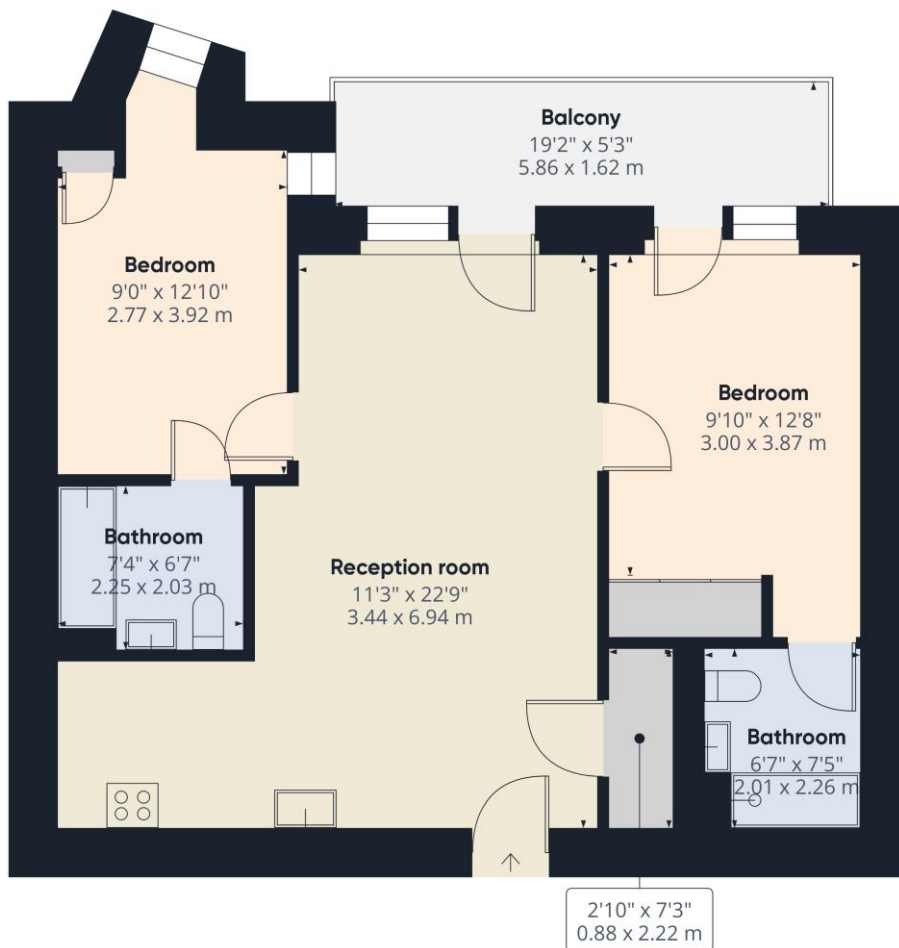
#### MATERIAL INFO

**Deposit:** £2,128.85

**Holding Deposit:** £425.77

**Council Tax Band:** D

**EPC rating:** B

**Approximate total area<sup>(1)</sup>**

723.67 ft<sup>2</sup>  
67.23 m<sup>2</sup>

**Balconies and terraces**

99.57 ft<sup>2</sup>  
9.25 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/REA250233>

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.

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