



Erleigh Road, Reading, Berkshire, RG1 5LR

£1,500 per month *Unfurnished*

2 1 1

Situated in East Reading within a short walk of Royal Berkshire Hospital is this character split level maisonette over the second/third floor. The property provides excellent access to Reading's mainline station providing commuter links into London Paddington in just over 20 minutes. Accommodation comprises spacious living room, kitchen, utility room/WC, two large double bedrooms, a 4 piece bathroom suite and a large storage area. Further benefits include private entrance hall and off road parking for one car. Available 6th August 2026. Unfurnished.

KEY FEATURES

- Split level maisonette
- Two large double bedrooms
- Off road parking for one car
- Council Tax Band C
- Available 6th August
- Unfurnished



Reading

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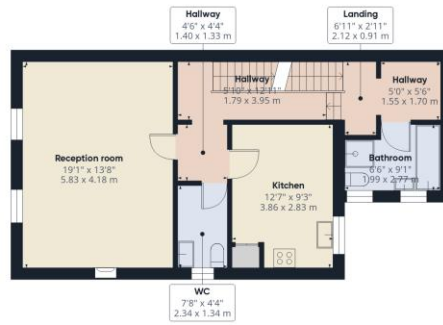


MATERIAL INFO

Deposit: £1,730.77
Holding Deposit: £346.15
Council Tax Band: C
EPC rating: D



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1304 ft²
121.2 m²

Reduced headroom
167 ft²
15.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA150402>

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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