



## Riverside House, Fobney Street, Reading, RG1 6BJ

£1,400 per month *Furnished*



Two double bedroom first floor apartment located in Reading Town Centre next to the Oracle Shopping Centre. Internally the apartment comprises two double bedrooms, an open plan living dining room leading into the kitchen with fitted appliances, two bathrooms including an ensuite to the master and a private balcony off the living area. (No parking) Available 19th August 2026. Furnished.

### KEY FEATURES

- Located in Reading town centre
- Two double bedrooms
- Two bathrooms
- Council tax band D
- No parking
- Available 19th August
- Furnished



Reading

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

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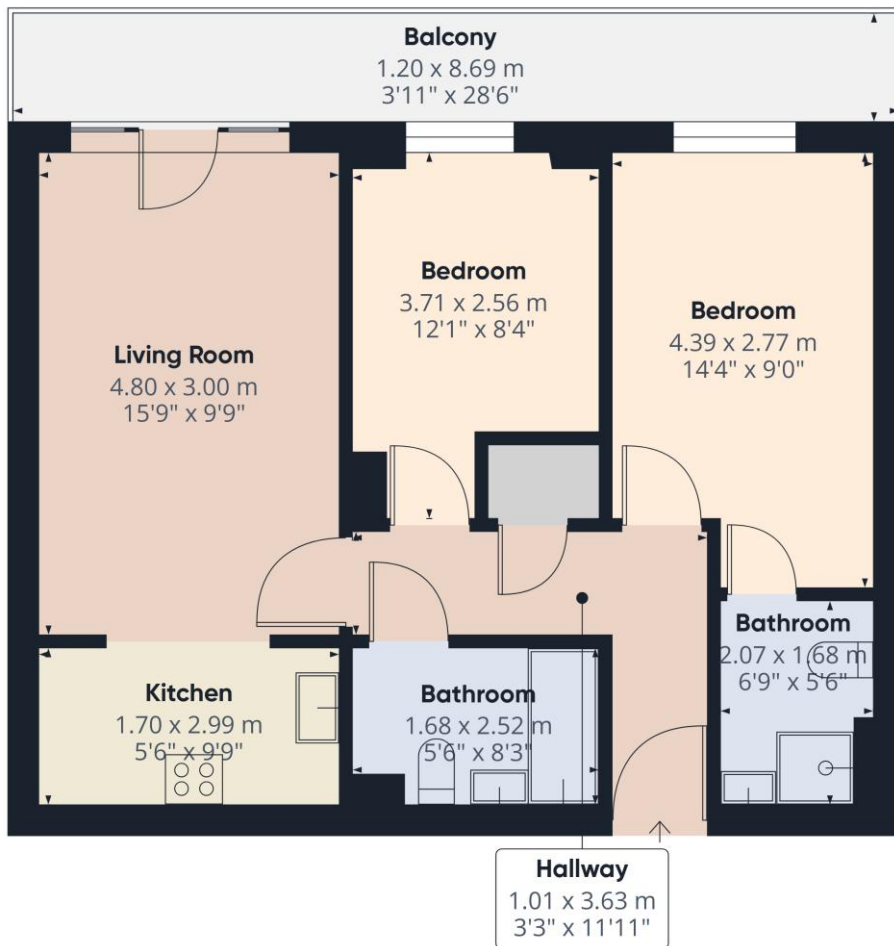
## MATERIAL INFO

**Deposit:** £1,615.38

**Holding Deposit:** £323.07

**Council Tax Band:** D

**EPC rating:** D



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

53.4 m<sup>2</sup>  
575 ft<sup>2</sup>

**Balconies and terraces**

10.2 m<sup>2</sup>  
110 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/rent/property/REA160507>

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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