



## Flat 1, Southampton Street, Reading, RG1 2QU

£1,500 per month *Unfurnished*

2  1  1 

Brand new two bedroom ground floor apartment within walking distance of Reading town centre and train station. Accommodation comprises open plan living room / kitchen with integrated appliances, two double bedrooms, utility cupboard and a modern three piece bathroom. The development benefits from cycle storage, video intercom and lift access. Available now. Unfurnished.

### KEY FEATURES

- Brand new apartment
- Ground floor
- Two bedrooms
- No parking
- Council tax band TBC
- Available now
- Unfurnished



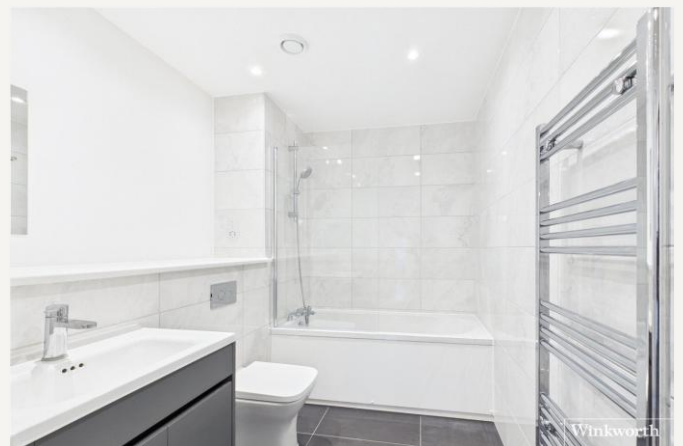
Reading

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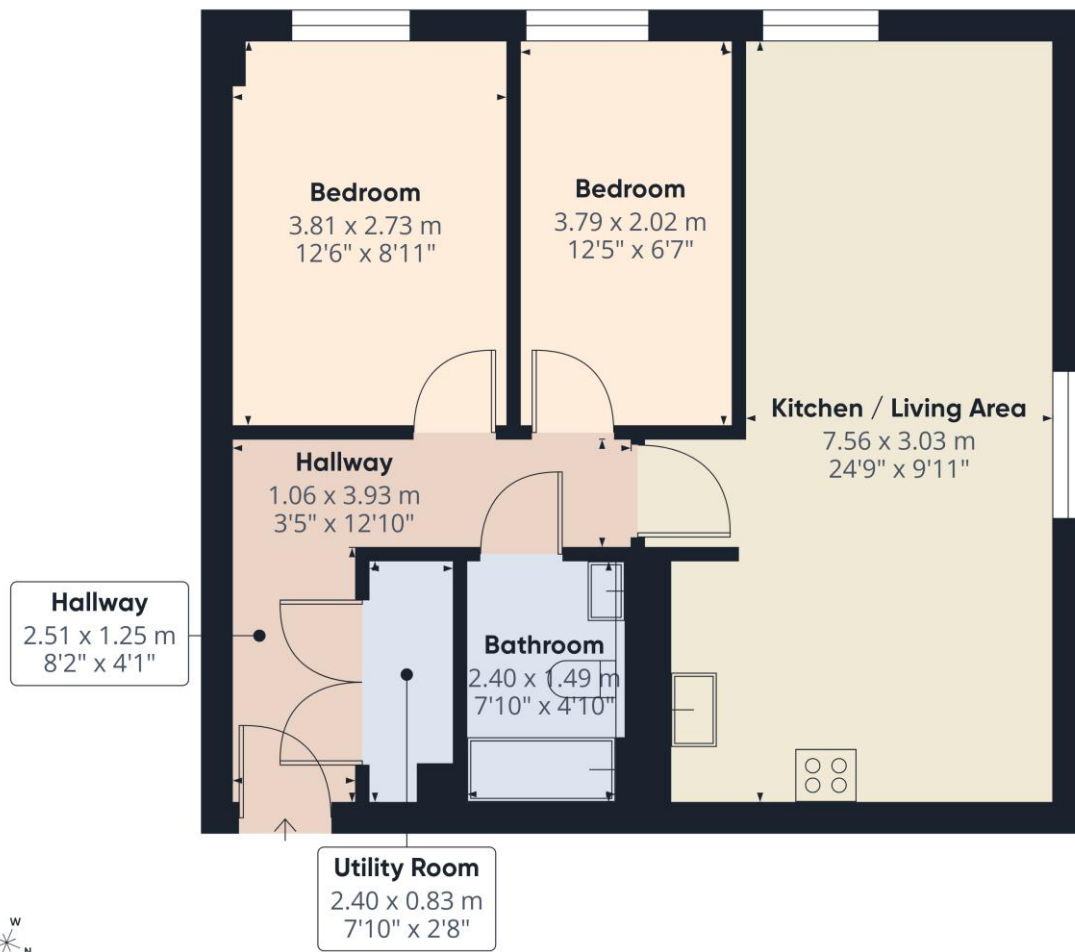






#### MATERIAL INFO

**Deposit:** £1,730.77  
**Holding Deposit:** £346.15  
**Council Tax Band:** TBC  
**EPC rating:** B



**Approximate total area<sup>(1)</sup>**  
57.1 m<sup>2</sup>  
615 ft<sup>2</sup>

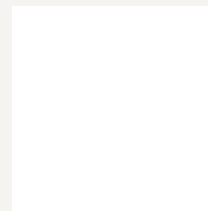
(1) Excluding balconies and terraces

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             | 83 B    | 83 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/REA251150>

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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