



## Queen's Cottages, Reading, Berkshire, RG1 4BE

£1,500 per month *Unfurnished*



Two bedroom Victorian mid terrace property located in Queens Cottages in Reading town centre just 0.6 mile to Reading mainline station and 0.3 mile from The Oracle shopping centre. The property benefits from a front reception room, separate dining room, kitchen, downstairs bathroom and two bedrooms upstairs with an additional study accessed via the rear bedroom. There is also a private garden and street parking available. Unfurnished. Available 1st December.

### KEY FEATURES

- Victorian mid terrace
- Street parking
- Unfurnished
- Available 1st December
- Council tax band: B



### Reading

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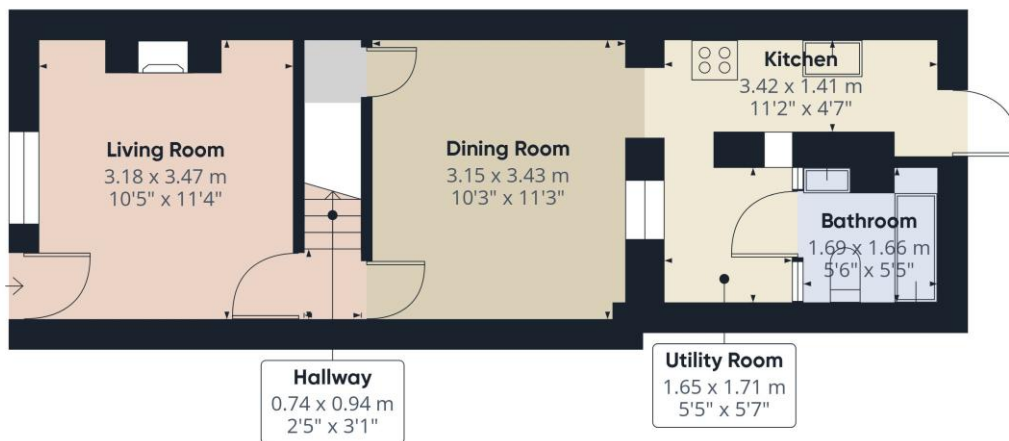
#### MATERIAL INFO

**Deposit:** £1,730.77

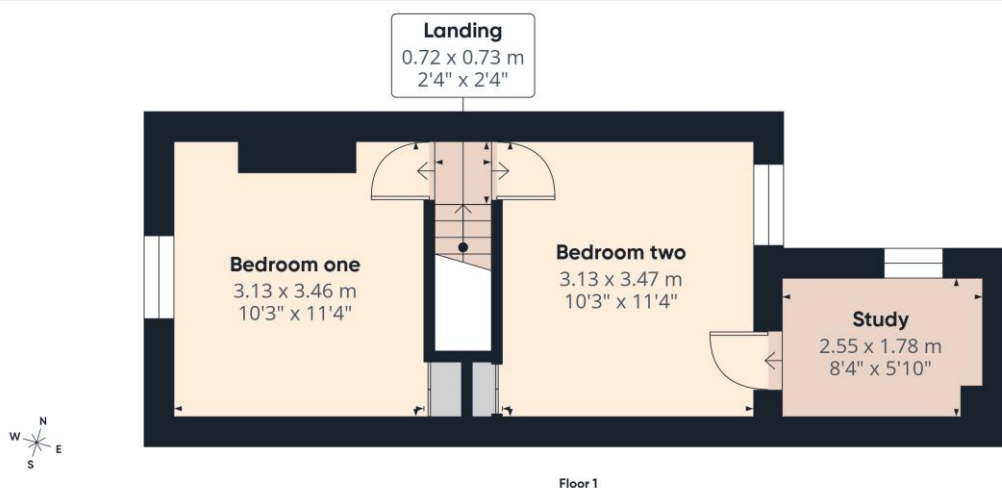
**Holding Deposit:** £346.15

**Council Tax Band:** B

**EPC rating:** C



Ground Floor



Floor 1

GLA<sup>®</sup>73.36 m<sup>2</sup>789.66 ft<sup>2</sup>

Total

76.19 m<sup>2</sup>820.1 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

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

<https://www.winkworth.co.uk/rent/property/REA260847>

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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