



**BLAKES QUAY, READING, BERKSHIRE, RG1  
£1,695 PER MONTH FURNISHED**

**A SPACIOUS TWO DOUBLE BEDROOM  
RIVERSIDE APARTMENT IN THIS  
PRESTIGIOUS TOWN CENTRE DEVELOPMENT**

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



## DESCRIPTION:

**\*VIRTUAL VIEWING AVAILABLE\*** This luxury two double bedroom Town Centre apartment overlooks the River Kennet and is set within one of Reading's most prestigious developments. The property is less than 10 minutes' walk to Reading Station with its direct link to London Paddington in just 25 minutes and a short walk to the Oracle shopping and entertainment complex. The M4 is also easily accessed via the A329M at junction 10. Located on the 3rd floor with lift access, there are two balconies overlooking the river, one from the large open plan lounge/dining area and one from the master bedroom suite which also boasts an en-suite bathroom and built in wardrobes, a second double bedroom. The development is gated and further benefits from secure under-croft parking (one allocated space), a residents only gym, games room and meeting rooms on-site. Available

## AT A GLANCE

- Two bedroom apartment
- Third floor riverside apartment
- Two balconies overlooking the River Kennet
- Two bathrooms
- Council tax band D
- Large open plan living space
- Available now
- Furnished









TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	84	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	