

HALCYON, READING, BERKSHIRE, RG1 7JW  
**£2,100 PER MONTH FURNISHED**

## MODERN TWO BEDROOM DUPLEX PENTHOUSE APARTMENT LOCATED IN THE HEART OF READING TOWN CENTRE

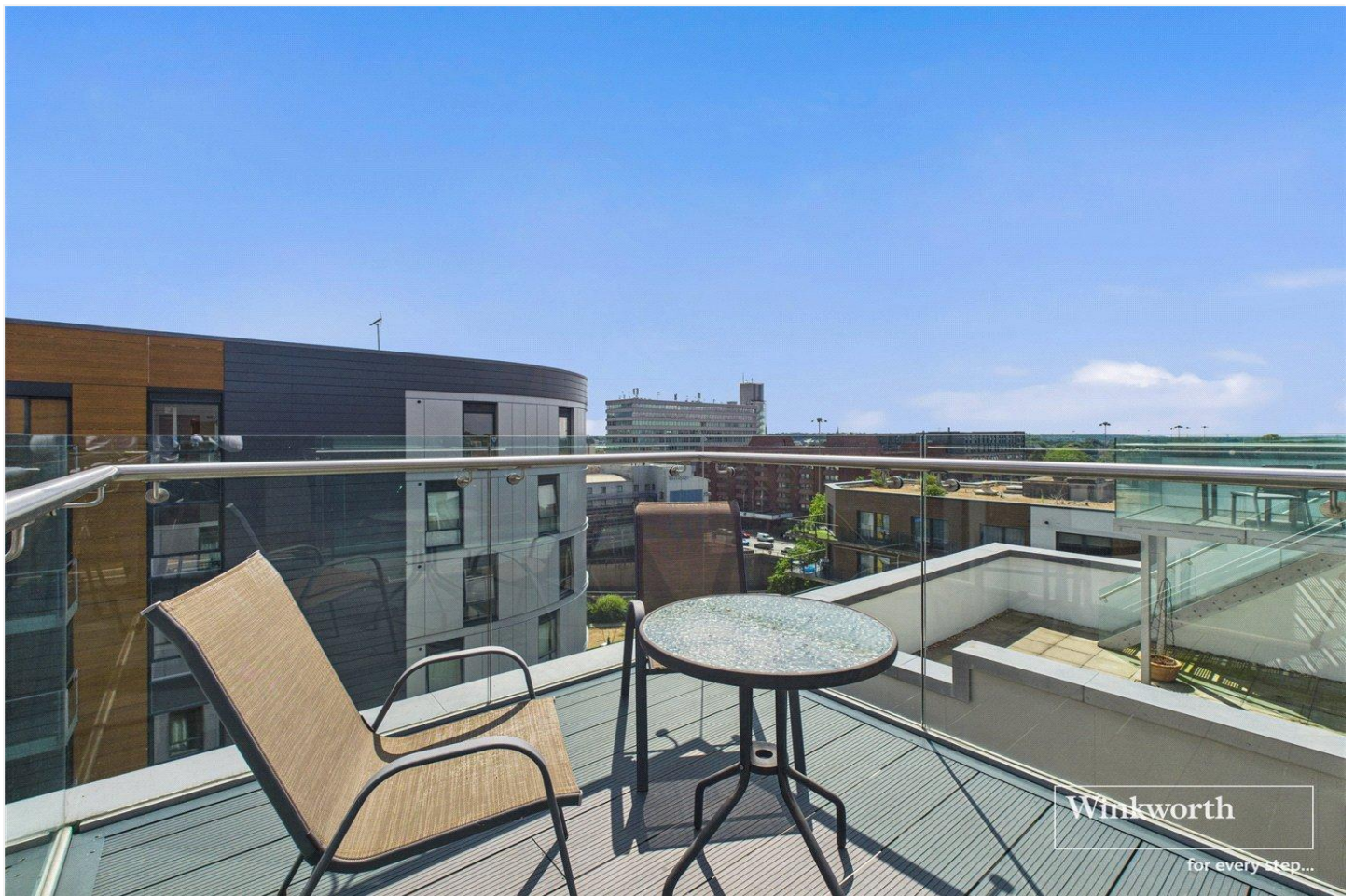
Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Modern two bedroom duplex penthouse apartment located in the heart of Reading town centre a short distance from Reading train station. Accommodation comprises a large open plan living area with open plan kitchen and oak framed door leading to a private roof terrace overlooking the town centre, three piece bathroom, two double bedrooms with built in wardrobes with the master bedroom boasting an en suite shower room and access to a private sun deck. Secure allocated parking space. Available Now. Flexible on furnishings.

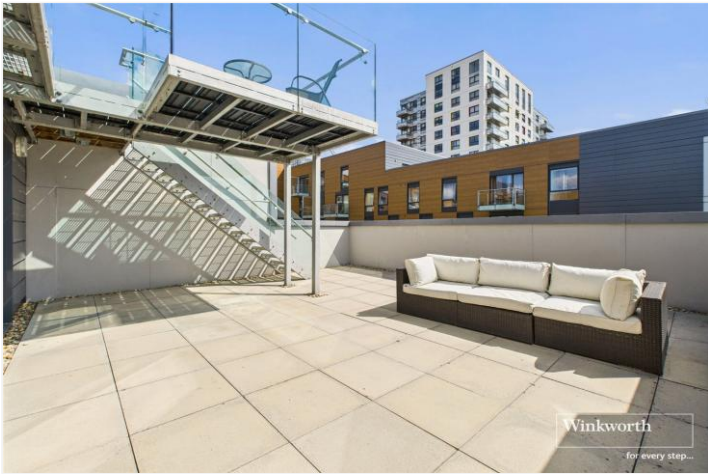
## AT A GLANCE

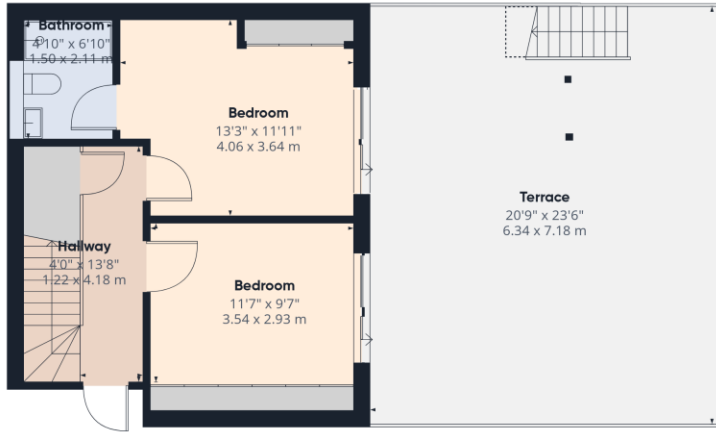
- Duplex penthouse apartment
- Located in the heart of Reading
- Two double bedrooms
- Council tax band D
- Large private patio
- Allocated parking space
- Available now
- Flexible on furnishings











Ground Floor



Floor 1

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**Approximate total area<sup>m</sup>**

808 ft<sup>2</sup>  
75 m<sup>2</sup>

**Balconies and terraces**

596 ft<sup>2</sup>  
55.3 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360

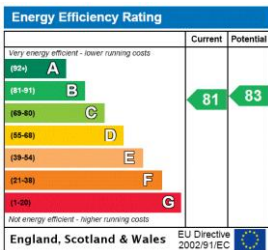
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,423.08**

**Holding Deposit: £484.61**

**Council Tax Band: D**

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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