



Zinzan Street, Reading, Berkshire, RG1 7UG

£995 per month *Furnished*

1 1 1

One double bedroom ground floor apartment within a four storey period built property in a popular residential area only a short walk into the town centre giving easy access to Reading mainline railway station providing commuter routes to Paddington Station (25 minute journey). The property comprises one double bedroom, open plan kitchen living area and shower room. Benefits include on road permit parking through Reading Borough Council, double glazing, gas central heating and access to an enclosed communal garden. Available now. Furnished.

KEY FEATURES

- Town Centre Location
- One Double Bedroom
- Open Plan Living Area
- On road permit parking through Reading Borough Council
- Communal Garden
- Available now
- Furnished



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Deposit: £1,148.08

Holding Deposit: £229.61

Council Tax Band: A

EPC rating: D

Winkworth

GLA[®]

30.89 m²
332.54 ft²

Non-Standard Finished[®]

3.74 m²
40.25 ft²

(1) Finished, above grade

(2) Rooms with straight ceiling below
2.13 m/7 ft, or sloped ceiling below
2.13 m/7 ft for more than half of room
area

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.

GIRAFFE 360

Bathroom
1.55 x 0.92 m
5'1" x 3'0"

Bedroom
2.74 x 3.51 m
8'11" x 11'6"

Kitchen/reception room
4.64 x 3.91 m
15'2" x 12'9"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA150275>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.