



## Blakes Quay, Gas Works Road, RG1 3EN

£1,700 per month *Furnished*

2  1  2 

Modern first floor two bedroom furnished apartment within the popular Blakes Quay development. The property comprises; open plan lounge/diner/kitchen, two double bedrooms with en suite shower room to master and a further three piece bathroom. The property also benefits from a dual private balcony overlooking the Kennet & Avon canal and an allocated parking space. Blakes Quay is situated to provide superb access to the town's amenities and restaurants and all major transport links, yet sits in a peaceful riverside setting. Benefits of the development's luxury build include: double glazed windows, gas central heating, intercom system, secure residents under croft parking, communal gym facilities, a games room and a meeting rooms. Available 10th January 2026. Furnished.

### KEY FEATURES

- Two double bedroom apartment
- Two bathrooms
- Undercroft allocated parking space
- Council tax band D
- Communal gym & games room
- Available 10th January
- Furnished

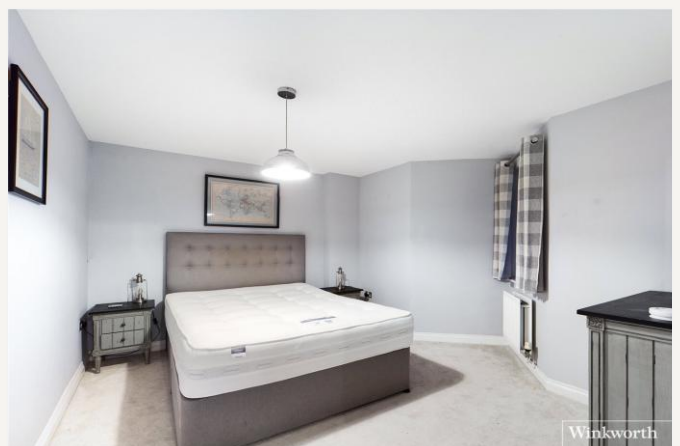


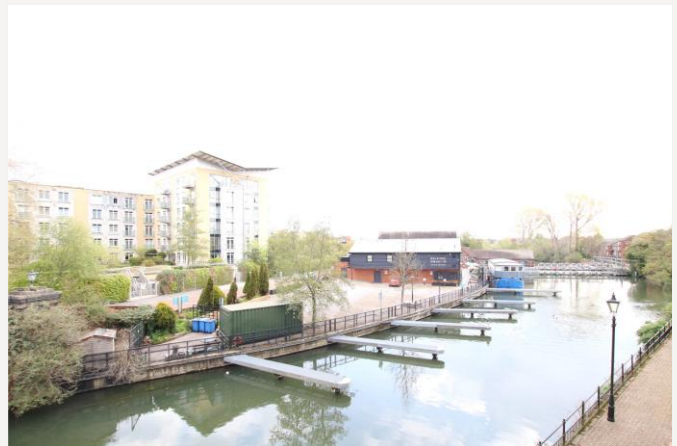
Reading

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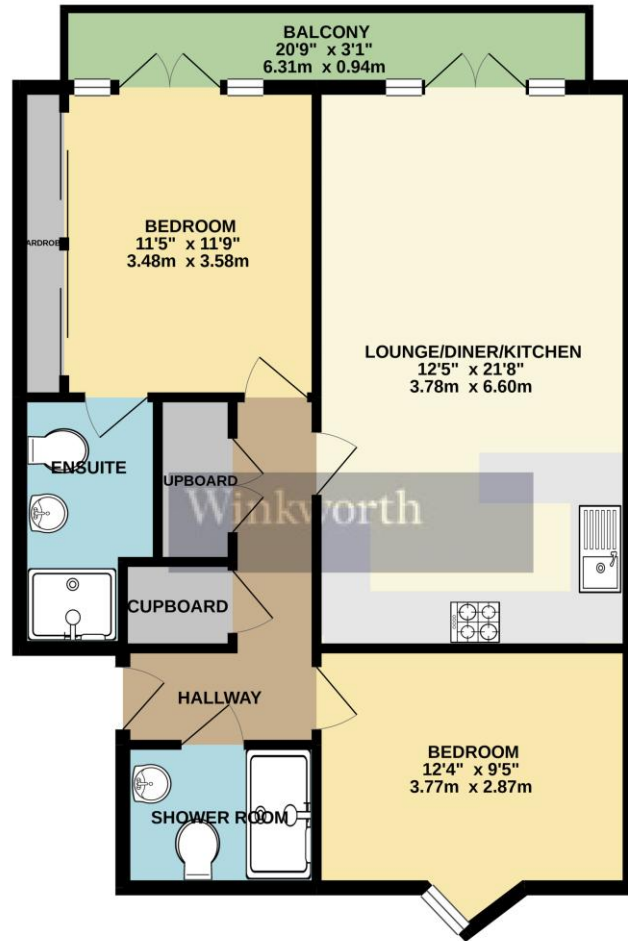




## MATERIAL INFO

**Deposit:** £1,961.54  
**Holding Deposit:** £392.30  
**Council Tax Band:** D  
**EPC rating:** B

FIRST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



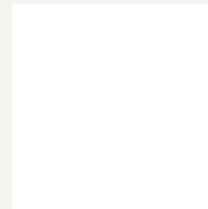
TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>                            | 81                      | 81        |
| (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 |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/REA210178>

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

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