



**WESTGATE COURT, READING, BERKSHIRE, RG30 1EP**  
**£1,150 PER MONTH UNFURNISHED**

**TWO BEDROOM APARTMENT LOCATED CLOSE  
TO AMENITIES WITH ALLOCATED PARKING.**

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

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### DESCRIPTION:

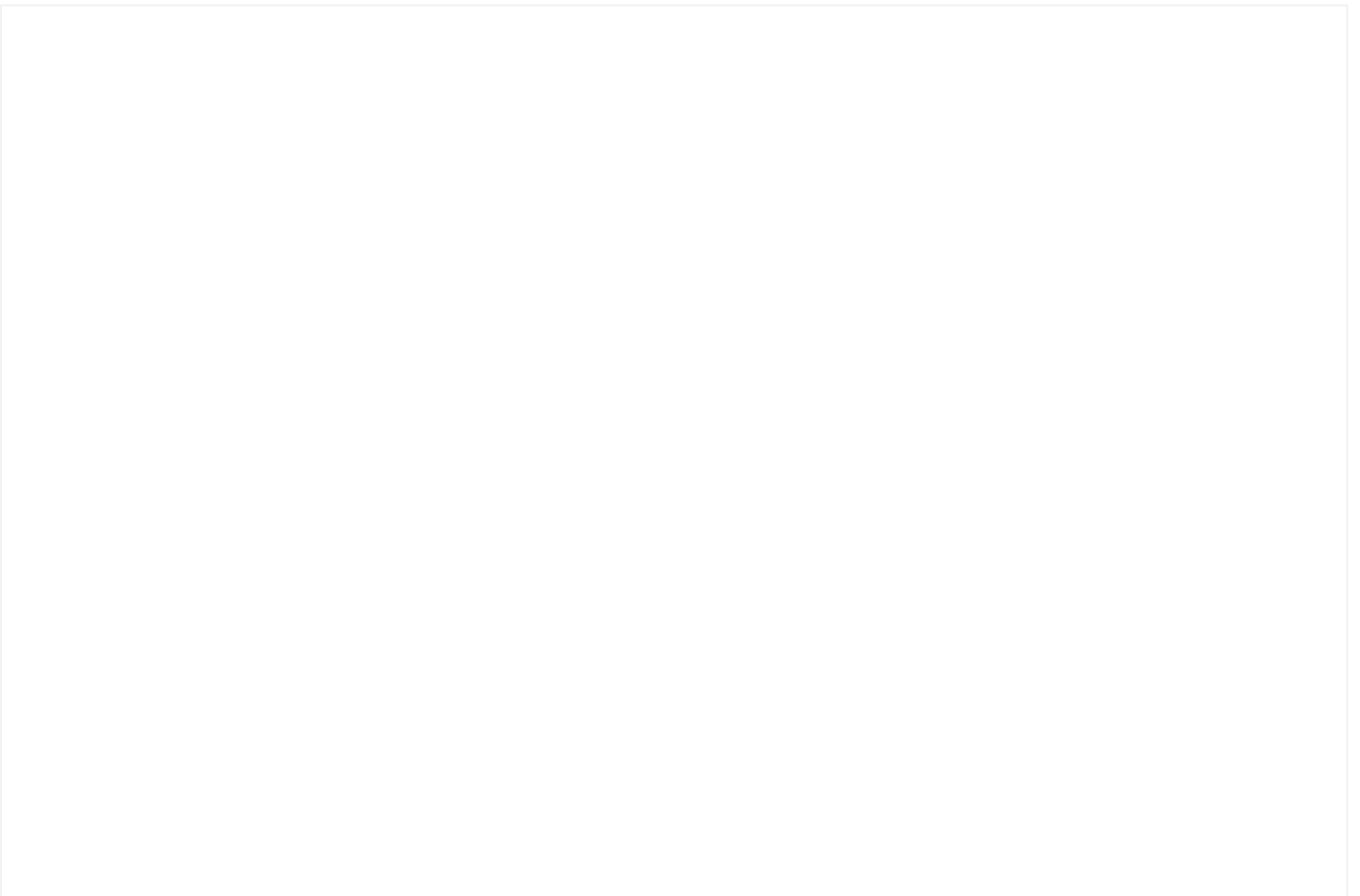
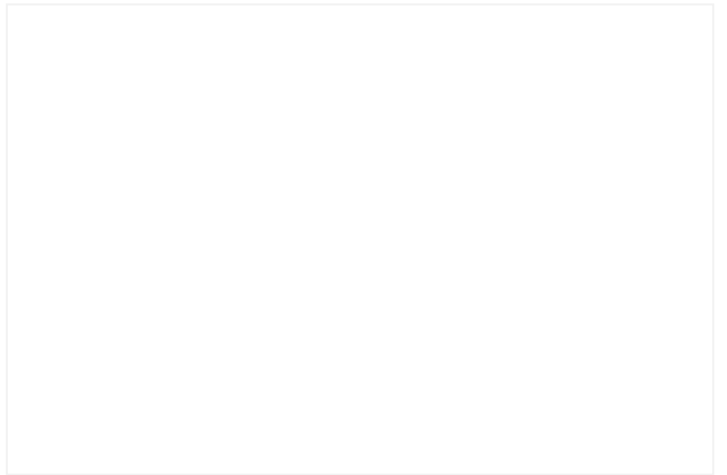
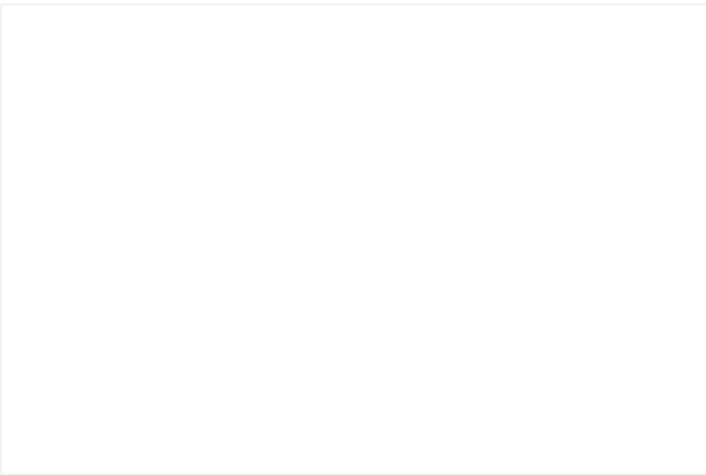
Two bedroom third floor apartment set within a popular purpose built development, conveniently located for access to Reading town centre, amenities and 0.8 miles from Reading West station. The property is neutrally decorated throughout with an open-plan reception/kitchen area with a Juliette balcony and fitted appliances. There are two double bedrooms and the master room has an en suite shower room, a further bathroom services the second bedroom. Other benefits of the apartment include an allocated parking space. Available 11th April 2024. Unfurnished.

\*Please note this property is on the third floor and does not have lift access.

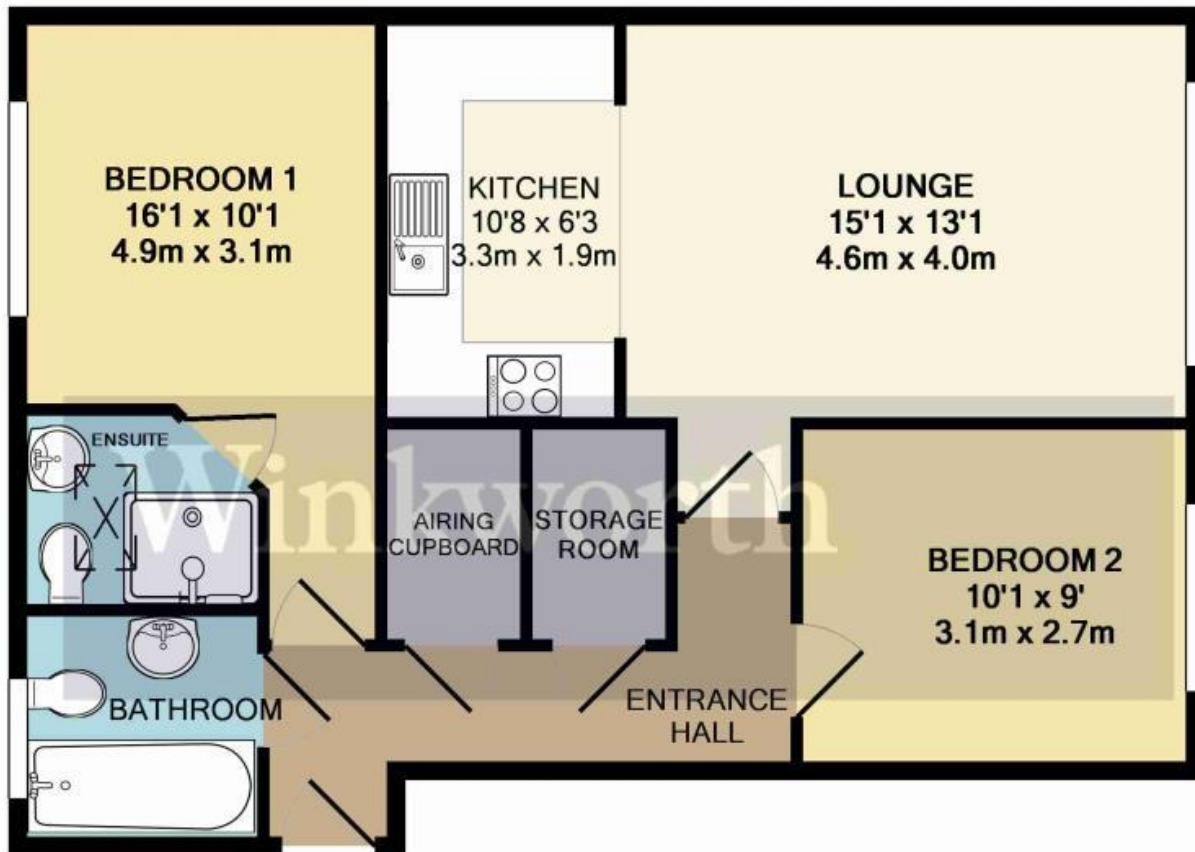
### AT A GLANCE

- Second Floor Apartment
- Two Double Bedrooms,
- Two Bathrooms
- Located Within One Mile of Reading West Station
- Allocated Parking Space
- Council Tax Band C
- Unfurnished
- Available 11th April









TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 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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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: £1,326.92

Council Tax Band: C

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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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