

**OSPREY HOUSE, READING, BERKSHIRE, RG2 0PR**  
**£1,675 PER MONTH FURNISHED**

## A MODERN TWO BEDROOM SECOND FLOOR APARTMENT ON THE POPULAR KENNET ISLAND DEVELOPMENT

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

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## DESCRIPTION:

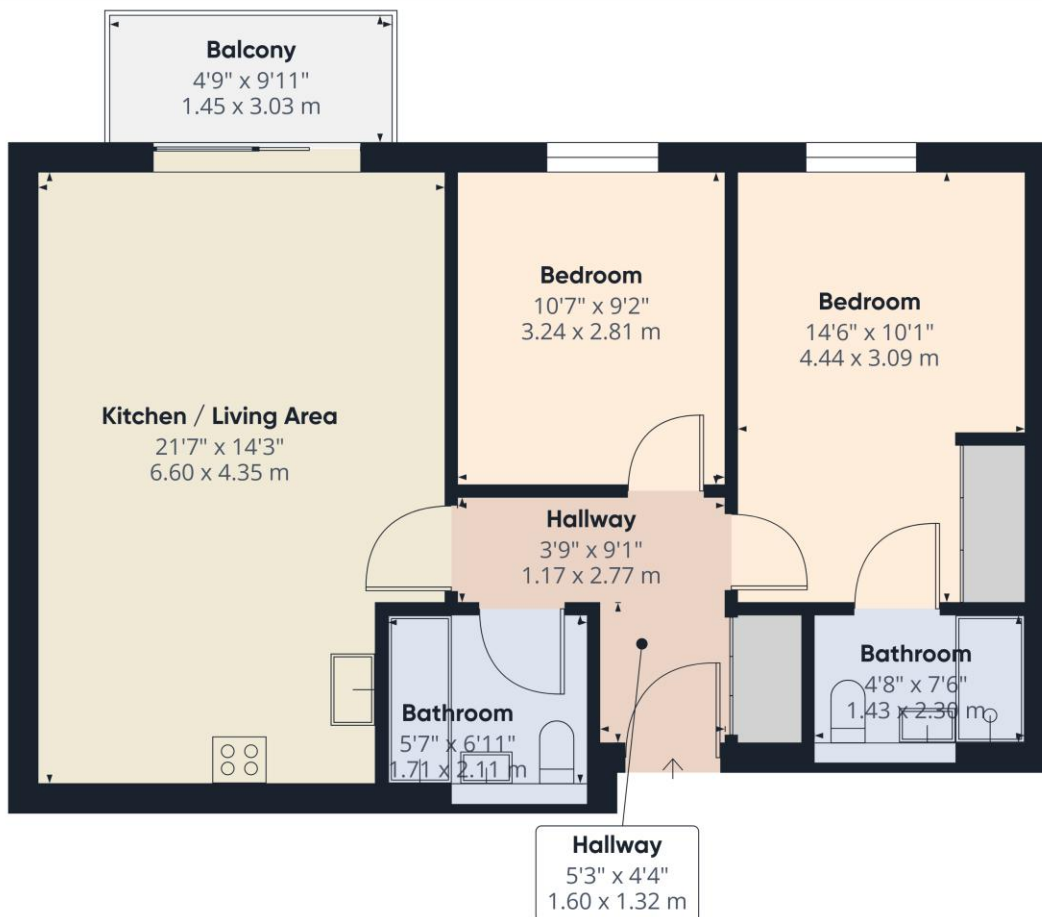
A modern two bedroom second floor apartment in the popular Kennet Island Development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Accommodation comprises two double bedrooms, a three piece bathroom suite, en suite to the master and an open-plan lounge and kitchen with integrated appliances. The property benefits from a private balcony, lift access and secure gated allocated parking space. Available now. Furnished.

## AT A GLANCE

- Two bedroom apartment
- Second floor (with lift access)
- Two bathrooms
- Private Balcony
- Allocated Parking space
- Council Tax Band C
- Available now
- Furnished







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**Approximate total area<sup>(1)</sup>**

693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Balconies and terraces**

47 ft<sup>2</sup>  
4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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

**Deposit: £1,932.69**

**Holding Deposit: £386.53**

**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.

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