



## Addington Road, Reading, Berkshire, RG1 5LT

£1,250 per month *Furnished*



Newly refurbished one bedroom basement apartment on Addington Road, located in East Reading close to the Royal Berkshire Hospital. The property comprises double bedroom, kitchen diner, living area, modern bathroom. Further benefits include gated off road parking space, gas central heating, double glazing throughout and use of communal gardens. Available now. Furnished.

### KEY FEATURES

- One bedroom basement apartment
- Refurbished throughout
- Gated residents parking
- Council tax band C
- Available now
- Furnished



Reading

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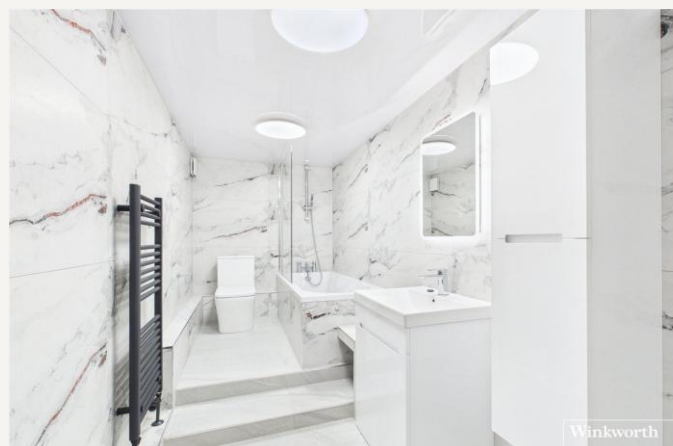
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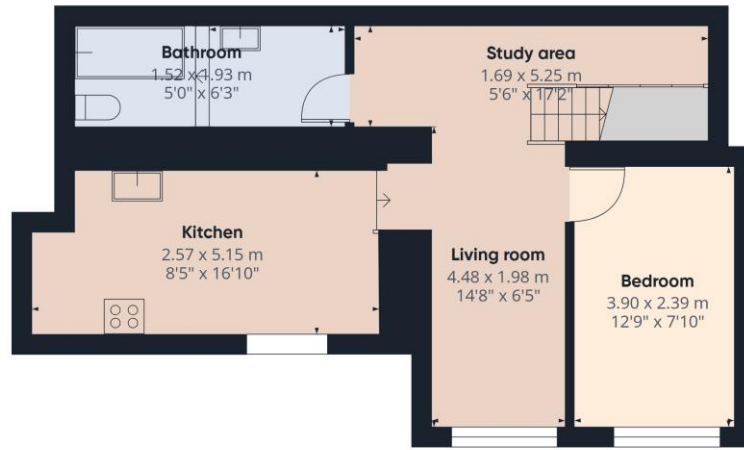
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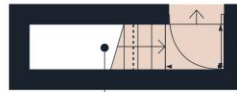
## MATERIAL INFO

**Deposit:** £1,442.31  
**Holding Deposit:** £288.46  
**Council Tax Band:** C  
**EPC rating:** D

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Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
47.8 m<sup>2</sup>  
515 ft<sup>2</sup>

(1) Excluding balconies and terraces

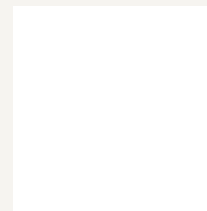
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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



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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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