



WESTERN ELMS AVENUE, BERKSHIRE, RG30 2AN
£1,700 PER MONTH FURNISHED

TWO BEDROOM FIRST FLOOR APARTMENT UNDER A MILE FROM READING TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



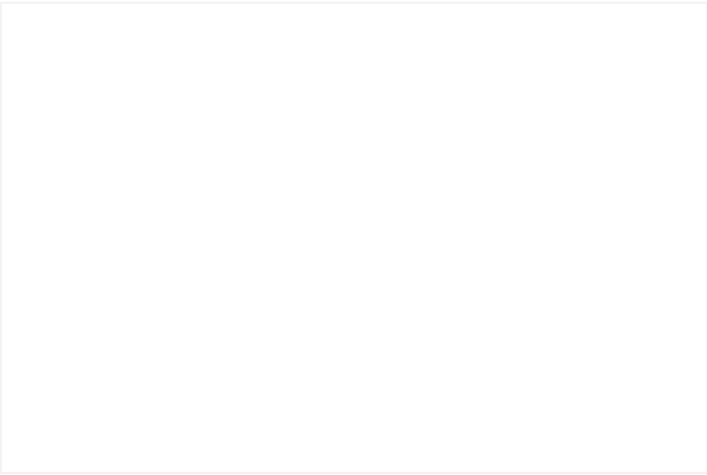
DESCRIPTION:

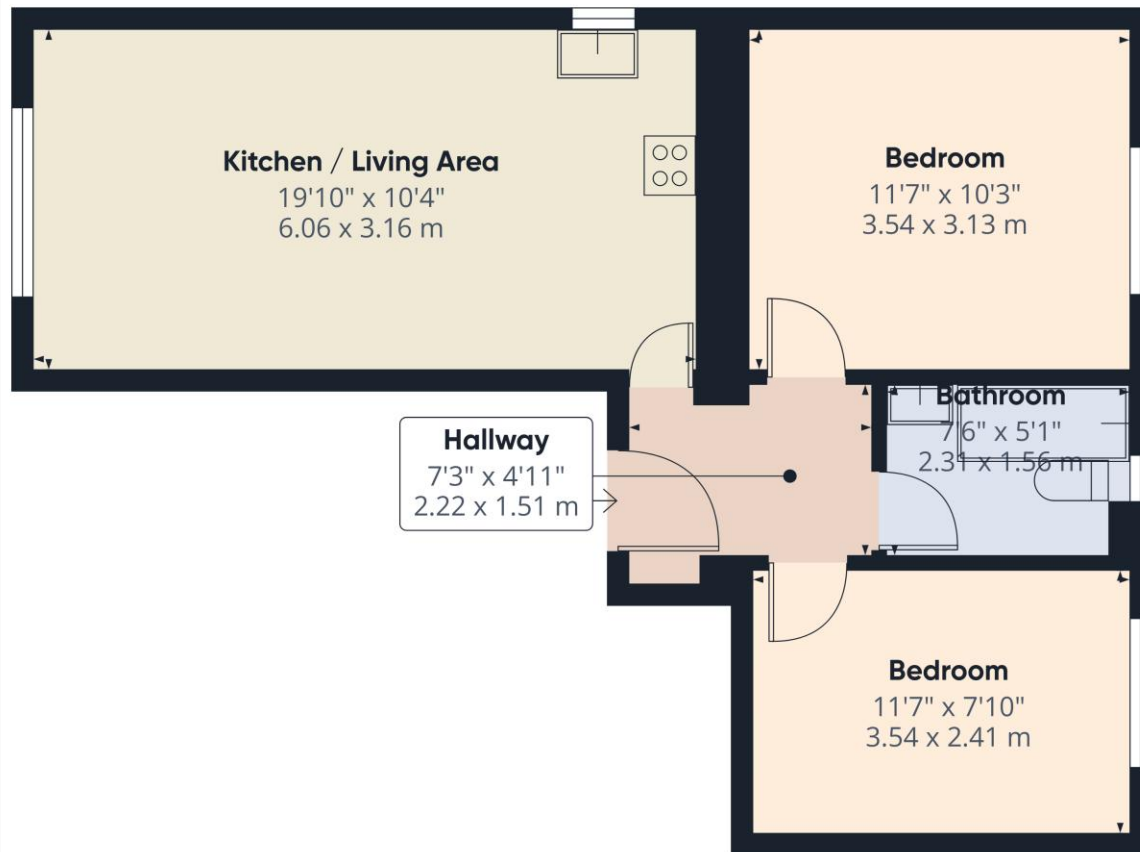
Well presented two bedroom first floor apartment with easy access to both Reading West & Reading mainline railway station. The property comprises a living/dining room with open plan kitchen, two double bedrooms, bathroom with shower, intercom, off road parking. Available Now. Furnished.

AT A GLANCE

- Two bedroom first floor apartment
- Open plan Lounge/Diner/ Kitchen
- Two double bedrooms
- Off road parking
- Council tax band C
- Available Now
- Fully Furnished







Winkworth

Approximate total area⁽¹⁾
492 ft²
45.7 m²

(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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Deposit: £1,961.54

Holding Deposit: £392.30

Council Tax Band: B

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.co.uk

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.