



**Winkworth**

for every step...

## Watlington Street, Reading, RG1 4RT

**£2,250 per month** *Part Furnished*

Originally built in 1853 is this stunning three bedroom end of terrace townhouse which has been refurbished to a high standard and is in an excellent location a short walk to the Royal Berkshire Hospital and Reading Station. The property is well presented throughout and comprises modern kitchen with integrated appliances boasting steam oven, warming drawer, Quooker tap and quartz surfaces and a dining room on the ground floor. A double bedroom and modern shower room are located on the lower ground floor. The living room benefitting from a wood burner and one double bedroom (currently being used as a study) occupy the first floor. On the top floor there is a beautiful four piece bathroom with a roll-top bath and the master bedroom.

Further benefits include the tropical themed garden with banana trees, exotic plants and koi pond. Please note the fish and garden will be tended to during the tenancy and this is included within the rent. Residents permit parking available.

Available 7th March 2026. Part furnished.



### KEY FEATURES

- Three bedroom town house
- Split over four floors
- Tropical themed garden
- Residents permit parking
- Council tax band C
- Available 7th March
- Part furnished



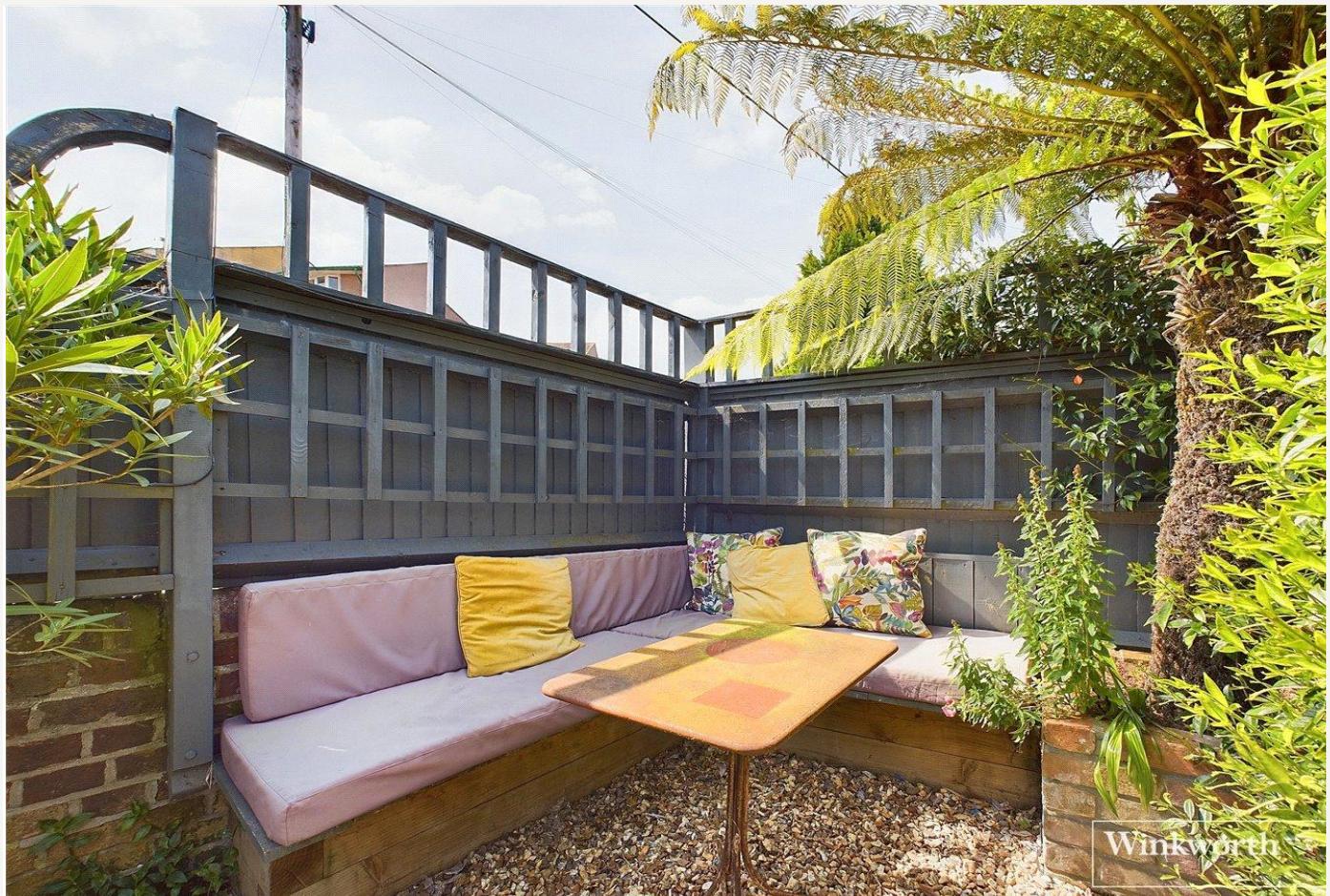
**Reading**

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

**Winkworth**

for every step...





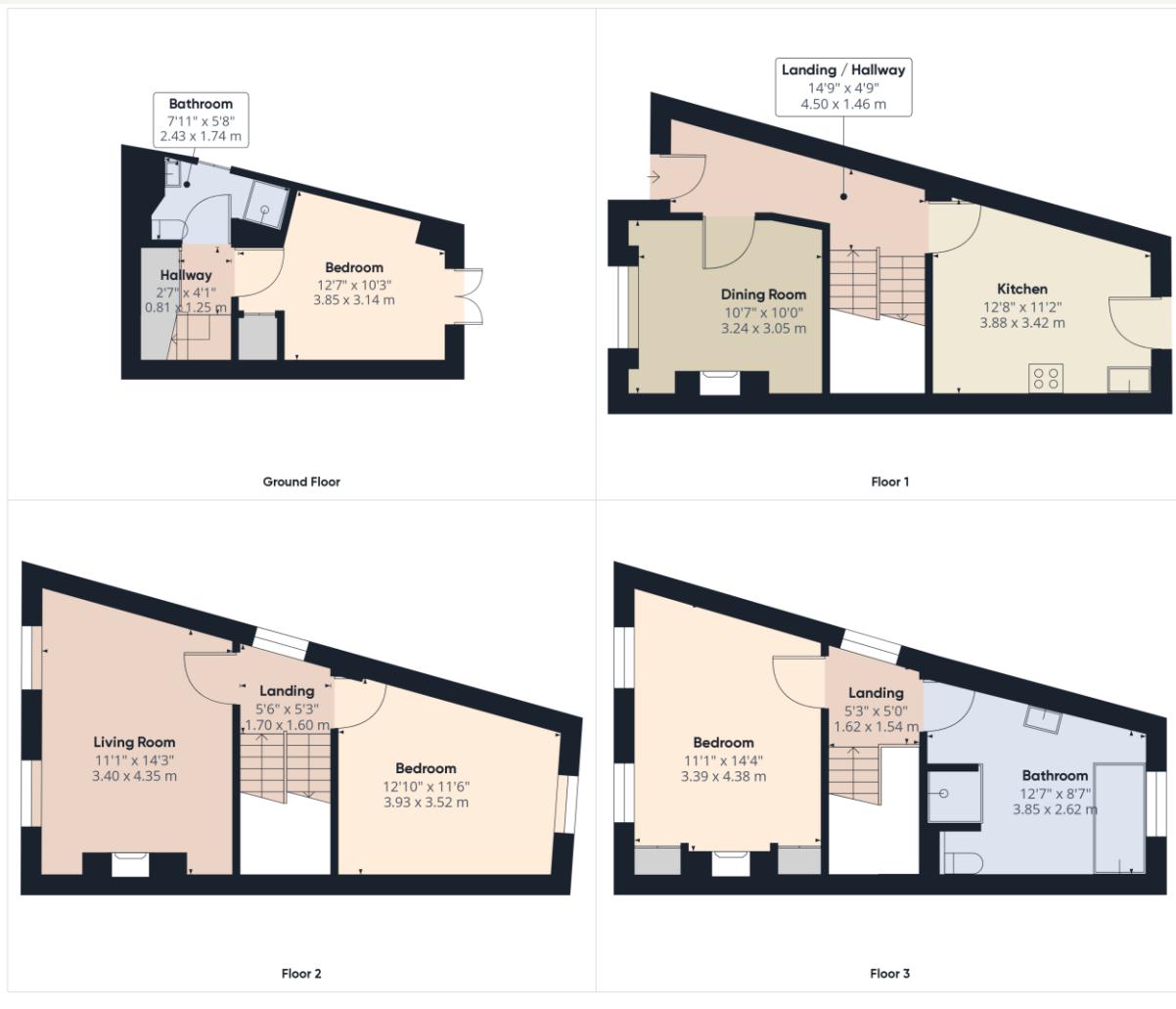
## MATERIAL INFO

**Deposit:** £2,596.15

**Holding Deposit:** £519.23

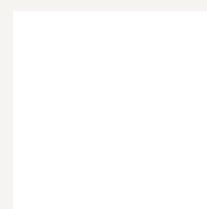
**Council Tax Band:** C

**EPC rating:** D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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/REA240271>

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](mailto:reading@winkworth.co.uk)

Winkworth

for every step...