



## Queens Wharf, 47 Queens Road, Reading, Berkshire, RG1 4QE

£1,695 per month *Unfurnished*

2  1  2 

Modern second floor river view two bedroom apartment located in the heart of Reading town centre

Modern second floor two bedroom apartment located in the heart of Reading town centre in the Queens Wharf development with river views. Offering excellent access to Reading train station, bus routes and major transport links via the A329 and M4. This spacious apartment comprises open plan living room and kitchen/breakfast bar with a private balcony, two double bedrooms with an en suite shower room to the master bedroom and a three piece bathroom. Benefits also include residents parking for one car. Available now. Unfurnished.

\*We are aware that there are cladding works currently being carried out at Queens Wharf.

### KEY FEATURES

- Two bedroom apartment
- Balcony
- Two bathrooms
- Council tax band D
- Allocated parking space
- Available now
- Unfurnished



Reading

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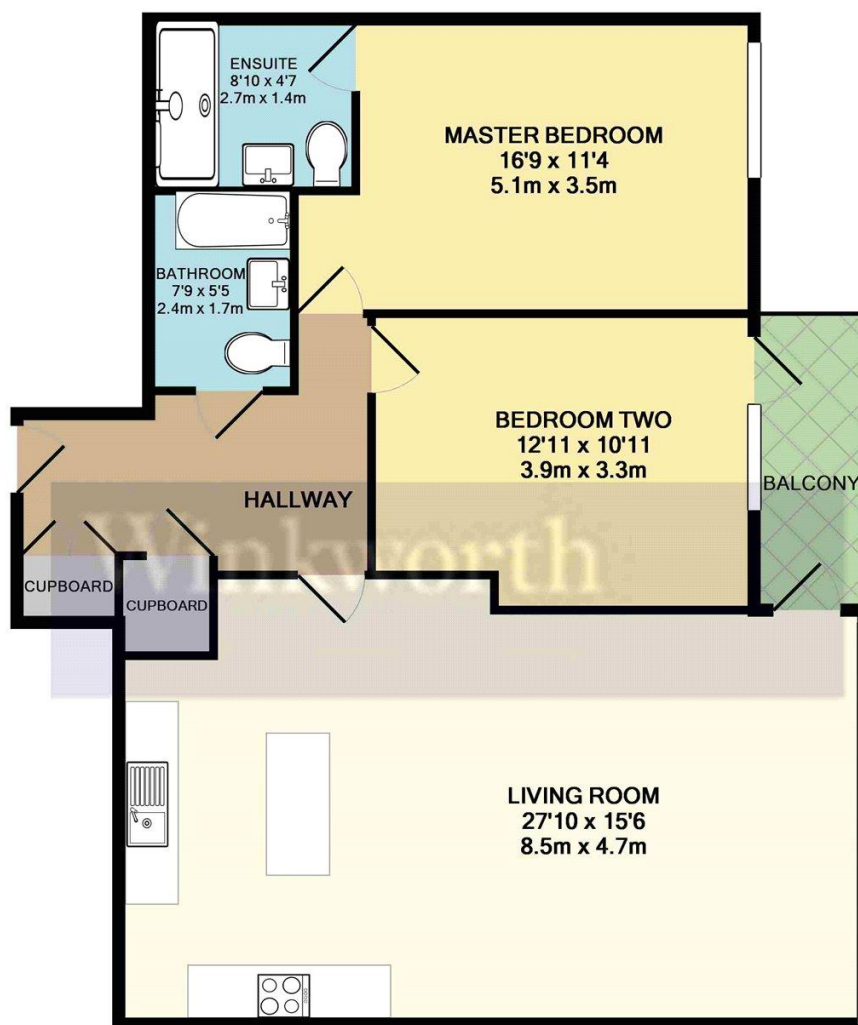
## MATERIAL INFO

**Deposit:** £1,955.77

**Holding Deposit:** £391.15

**Council Tax Band:** D

**EPC rating:** C



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA180435>

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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