



MONTAGU HOUSE, READING, BERKSHIRE, RG2
£1,600 PER MONTH UNFURNISHED

TWO BEDROOM APARTMENT WITH PARKING
LOCATED ON THE POPULAR KENNET ISLAND
DEVELOPMENT

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

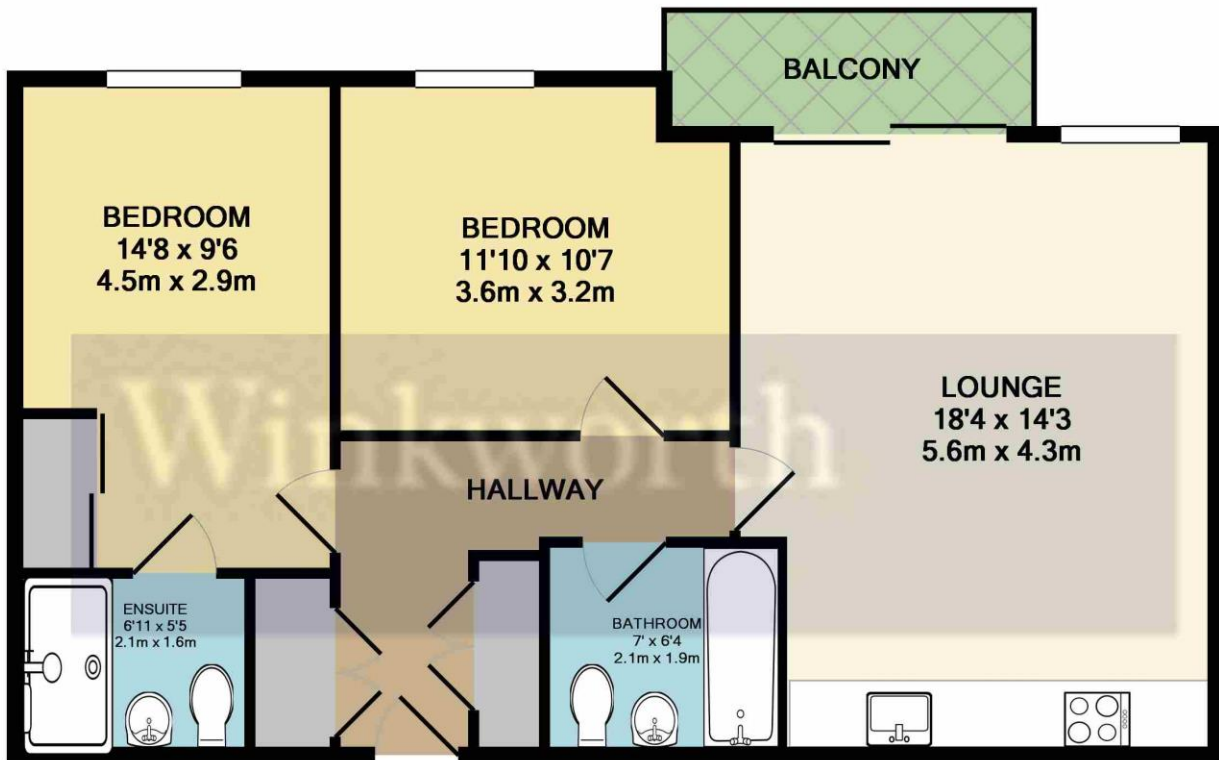
Modern fourth-floor apartment (with lift access) located within the popular Kennet Island development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. The accommodation comprises; two double bedrooms, the master room has an en suite and there is a further contemporary bathroom and an open-plan reception/ kitchen room with a range of integrated appliances. The apartment further benefits from an allocated parking space. Unfurnished. Available 30th March 2024.

AT A GLANCE

- Two double bedroom apartment
- Two Bathrooms
- Allocated Parking & visitor parking
- Council tax band C
- Unfurnished
- Available 30th March







TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

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
 Made with Metropix ©2019

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81
EU Directive 2002/91/EC			

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



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.