



Winkworth

for every step...

Flagstaff Road, Reading, Berkshire, RG2 6BX

£1,500 per month *Unfurnished*



Brand new one bedroom fourth floor apartment located within the Bankside Gardens development at Green Park Village. The property comprises open plan living room/kitchen, private balcony with lakeside views, double bedroom with built in wardrobe and a three piece bathroom. Undercroft allocated parking space included. Available now. Unfurnished.

*The property will have window fittings and a washing machine added before the commencement of a new tenancy.

The development benefits from Green Park train station linking Reading with Basingstoke and London. Located just minutes from central Reading and providing easy access to the M4 at junction 11. The apartment building also has use of The Community Hub which includes concierge, gym, co-working space and cinema room (included within the rental price).

KEY FEATURES

- Brand new one bedroom apartment
- Fourth floor (with lift access)
- Private balcony
- Access to the residents community hub
- Council tax band C
- Allocated parking space
- Available now



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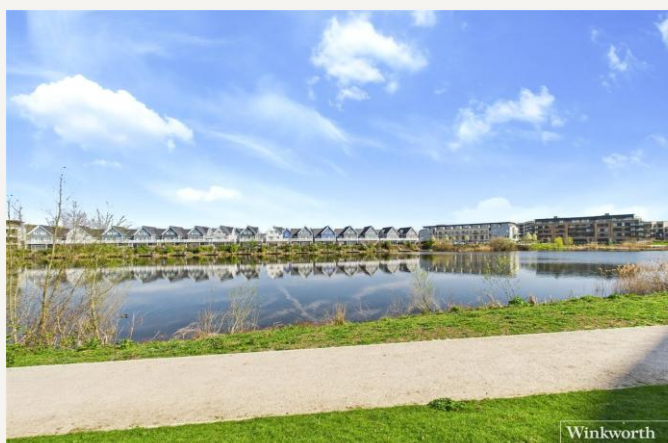
Reading

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MATERIAL INFO

Deposit: £1,730.77
Holding Deposit: £346.15
Council Tax Band: C
EPC rating: B

Approximate total area⁽¹⁾

43.2 m²
465 ft²

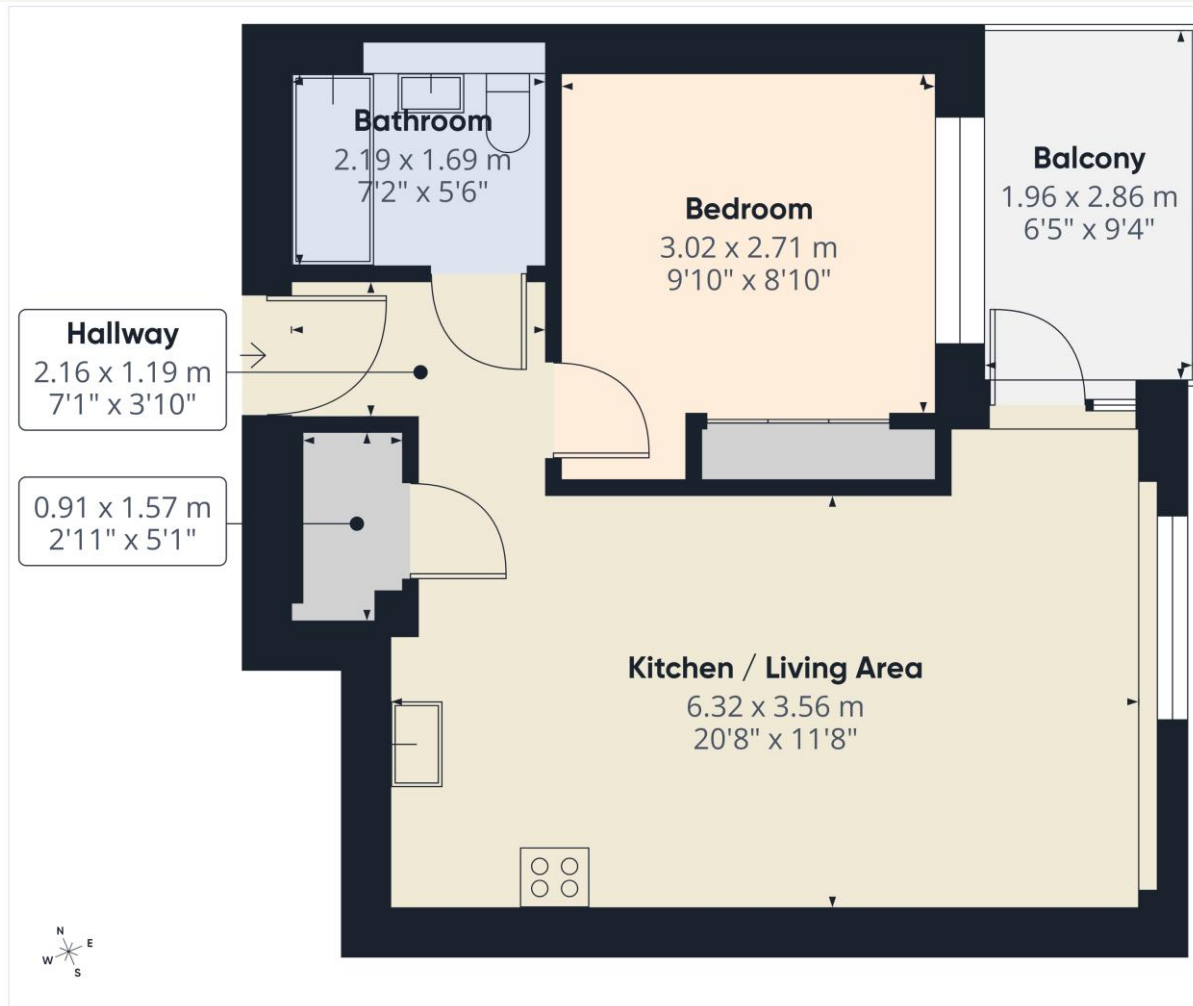
Balconies and terraces

5.6 m²
60 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/rent/property/REA251147>

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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