



OXFORD ROAD, BERKSHIRE, RG30  
**£1,100 PER MONTH UNFURNISHED**

**TWO BEDROOM MAISONETTE LOCATED TO  
 THE WEST OF READING TOWN CENTRE.  
 AVAILABLE NOW.**

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

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### DESCRIPTION:

Two bedroom maisonette ideally located just over a mile from Reading Town Centre, close to local amenities and on regular bus routes servicing the town centre. Accommodation comprises reception room, separate kitchen, two double bedrooms and a three piece bathroom. Available now. Unfurnished.

### AT A GLANCE

- Two bedroom maisonette
- Private entrance
- First floor
- Council tax band B
- Available now
- Unfurnished





Hallway  
3'0" x 17'4"  
0.93 x 5.30 m

Ground Floor



Hallway  
8'3" x 2'9"  
2.52 x 0.86 m

Hallway  
2'10" x 5'5"  
0.88 x 1.67 m

Floor 1

Approximate total area<sup>(1)</sup>  
651 ft<sup>2</sup>  
60.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		

Deposit: £1,269.23

Holding Deposit: £253.84

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.

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