



**ERLEIGH ROAD, BERKSHIRE, RG1 5LR**  
**£1,495 PER MONTH UNFURNISHED**

## CHARACTER SPACIOUS TWO BEDROOM SPLIT LEVEL MAISONETTE IN THE HEART OF THE UNIVERISTY AREA

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Situated in the heart of the University area is this character split level maisonette over the second/third floor within close proximity of Reading town centre. There is also excellent access to Reading's mainline station providing commuter links into London Paddington in just over 20 minutes. The property comprises of spacious living room, kitchen, utility room/WC, two large double bedrooms, a 4 piece bathroom suite and a large storage area. Further benefits include private entrance hall, off road parking, the property has just been fully repainted and has new carpets. Available now, Unfurnished.

## AT A GLANCE

- Split level maisonette
- Two large double bedrooms
- University area
- Newly painted and carpeted throughout
- Driveway parking
- Council Tax Band
- Available now
- Unfurnished





Approximate total area<sup>(n)</sup>1304 ft<sup>2</sup>121.2 m<sup>2</sup>

Reduced headroom

167 ft<sup>2</sup>15.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

**Deposit: £1725.00**

**Holding Deposit: £345.00**

**Council Tax Band: C**

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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