



## Blanford House, Crayford Mead, Warfield, RG42 6EF

£1,750 per month *Unfurnished*

2  1  2 

Two bedroom ground floor apartment in excellent condition located in the popular Larks Hill Green development in Warfield. Blandford House is a small development of just six apartments built by Millgate Homes in 2020. The property comprises modern kitchen with integrated appliances which is open plan to the living room, two double bedrooms, en suite shower room to the master bedroom and a further three piece bathroom. Further benefits include private rear garden and off road allocated parking. Available now. Unfurnished.

### KEY FEATURES

- Two bedroom apartment
- Ground floor
- Two bathrooms
- Private garden
- Off road residents parking
- Available now
- Unfurnished



Reading

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

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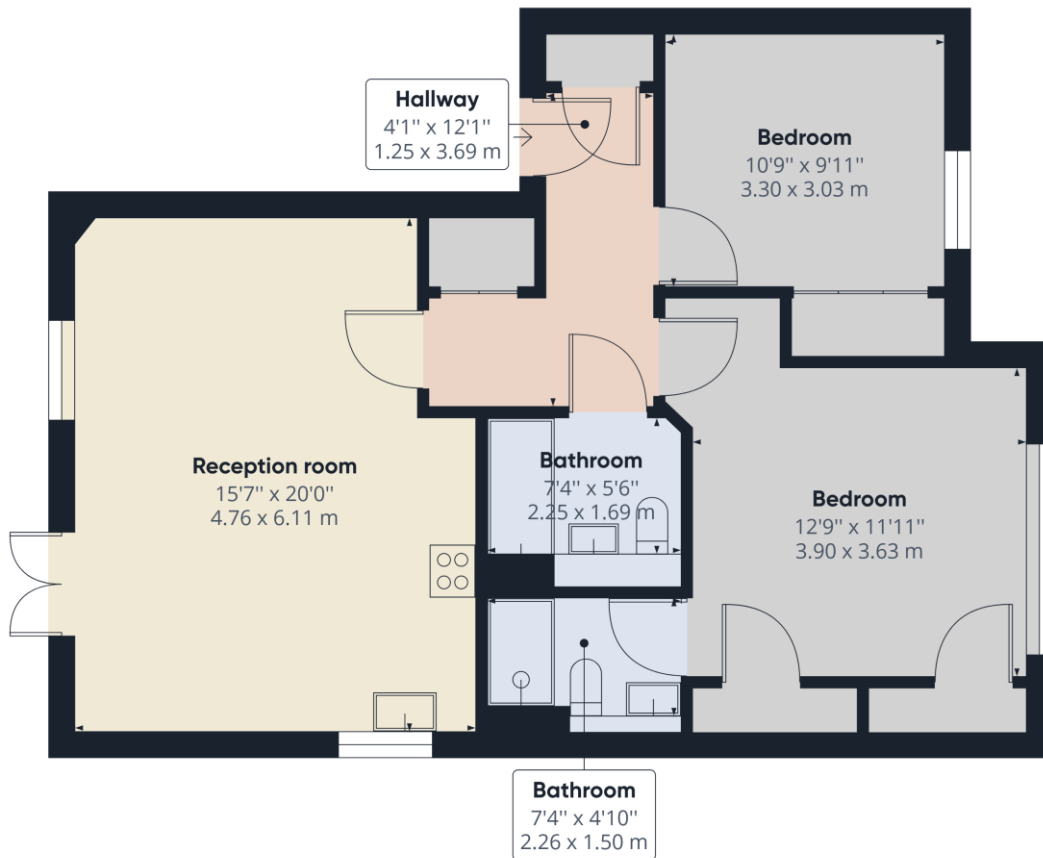






## MATERIAL INFO

**Deposit:** £2,019.23  
**Holding Deposit:** £403.84  
**Council Tax Band:** C  
**EPC rating:** B



Approximate total area<sup>(1)</sup>  
796.25 ft<sup>2</sup>  
73.97 m<sup>2</sup>

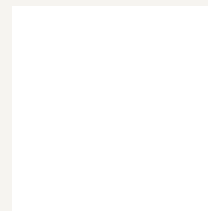
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/rent/property/REA230439>

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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