



## Blakes Cottages, Reading, Berkshire, RG1 3JA

£2,100 per month *Furnished*

3 1 2

Three bedroom end of terrace three storey house in the heart of Reading town centre next to the Kennet & Avon canal within walking distance of Reading train station. Accommodation comprises open plan living/dining room, kitchen and small courtyard garden on the ground floor. A three piece bathroom, double bedroom with juliette balcony and an en suite shower room occupy the first floor. Two further bedrooms are located on the top floor. No parking. Available now. Furnished.

### KEY FEATURES

- Three bedroom house
- Town centre location
- Set over three floors
- Two bathrooms
- Council tax band D
- Available now
- Furnished
- No Parking



Reading

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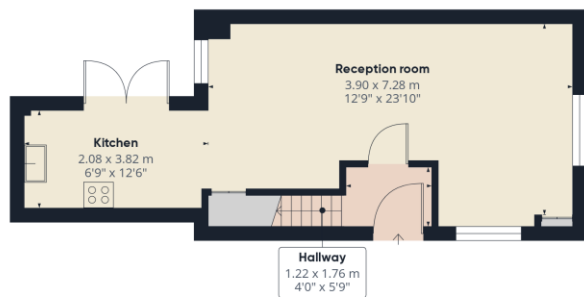


### MATERIAL INFO

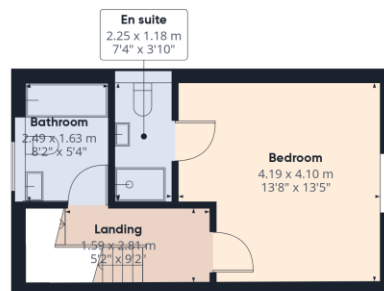
**Deposit:** £2,423.08

**Holding Deposit:** £484.61

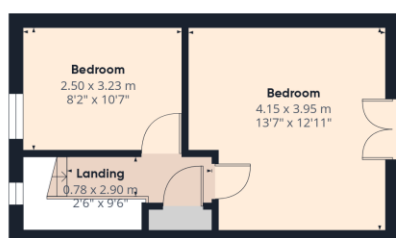
**Council Tax Band:** D



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
91.9 m<sup>2</sup>  
989 ft<sup>2</sup>

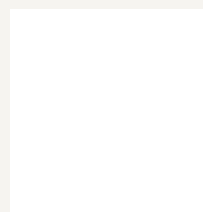
(1) Excluding balconies and terraces

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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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