



## Riverside House, Fobney Street, RG1 6BJ

£1,450 per month *Furnished*



Third floor two double bedroom apartment located in this popular riverside development in Reading Town Centre. Offering excellent access to Reading train station, bus routes and major transport links via the A329 and M4. Accommodation is well presented and comprises open plan living space with a modern fitted kitchen and double doors opening onto a private balcony overlooking the river, master bedroom with en suite shower room, a second double bedroom and a three piece bathroom. The property further benefits from a secure under croft parking space, intercom entry and lift access. Available now. Furnished.

\*Awaiting EPC.

### KEY FEATURES

- Two double bedrooms
- Two bathrooms
- Private balcony
- Undercroft parking space
- Council tax band D
- Available now
- Furnished



Reading

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

**Winkworth**

for every step...





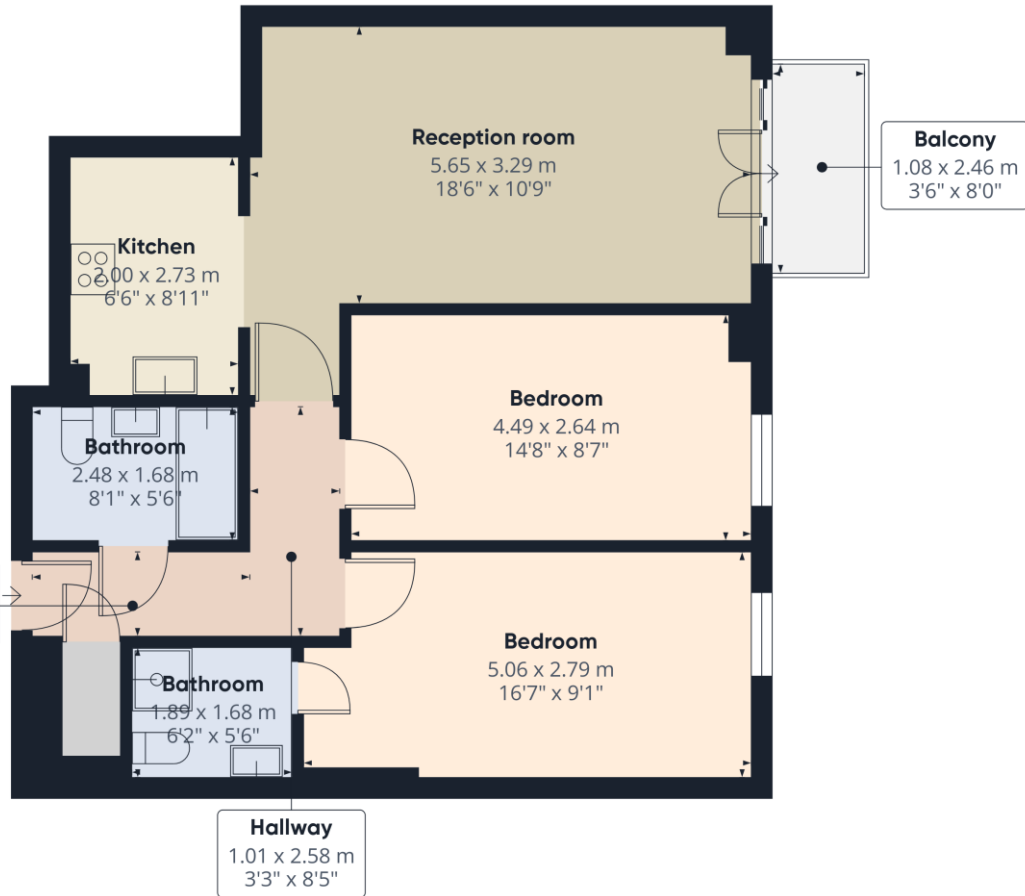
## MATERIAL INFO

**Deposit:** £1,673.08

**Holding Deposit:** £334.61

**Council Tax Band:** D

**EPC rating:** To be confirmed

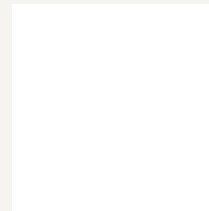
**Approximate total area<sup>(1)</sup>**64.6 m<sup>2</sup>  
694 ft<sup>2</sup>**Balconies and terraces**2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(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

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

<https://www.winkworth.co.uk/rent/property/REA160084>

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.

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

for every step...