



Winkworth  
for every step...

## Maverick House, Reading, Berkshire, RG1 7PX

£700 per month *Furnished*



Available now is this first floor self-contained room including en suite shower room and kitchenette. The room is available furnished including TV. Use of communal kitchen/diner included.

All bills included (council tax, gas, electric, water & WiFi).

\*Single occupants only



Reading

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



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## LOCATION

Maverick House is located on Oxford Road in Reading a short walk from Reading town centre.

West Reading covers an area in between Reading Town Centre to the east, Tilehurst to the West and Southcote to its South. The three main roads leading into Reading; the Bath Road, Tilehurst Road and the Oxford Roads all run through West Reading, offering excellent transport links into the Town Centre and M4 via the A4 or A33. There are some great schools in the area such as Wilson Primary School & St Edward's Prep School. The Oxford Road is a vibrant area with a diverse range of shops and restaurants. Transport links include Reading West train station with trains to Newbury and London and several bus routes. There is a range of local amenities including a large Tesco superstore, a public swimming pool and some excellent outside spaces such as Prospect Park which is Reading's largest public park. Property in the area includes grand Victorian town houses, smaller terrace homes, and modern homes and apartments.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 76                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



## MATERIAL INFO

Deposit: £807.69

Holding Deposit: £161.53

Council Tax Band: A

<https://www.winkworth.co.uk/rent/property/REA210242>

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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