



**Carey Street, Reading, Berkshire, RG1**

**£1,200 per month *Part Furnished***

Modern one bedroom furnished flat close to Reading town centre

Modern one bedroom apartment within walking distance of Reading train station. The property is well presented throughout and comprises open plan living area, kitchen with integrated fridge, freezer, washer/dryer and microwave, double bedroom and shower room. Further benefits include underfloor heating in the kitchen and bathroom, spotlights throughout and an off road parking space. Available NOW. Part furnished.

\*Please note the landlord of this property is an employee of Winkworth.



#### KEY FEATURES

- One bedroom apartment
- Modern throughout
- Council tax band B
- Driveway parking
- Available NOW
- Part furnished



**Reading**

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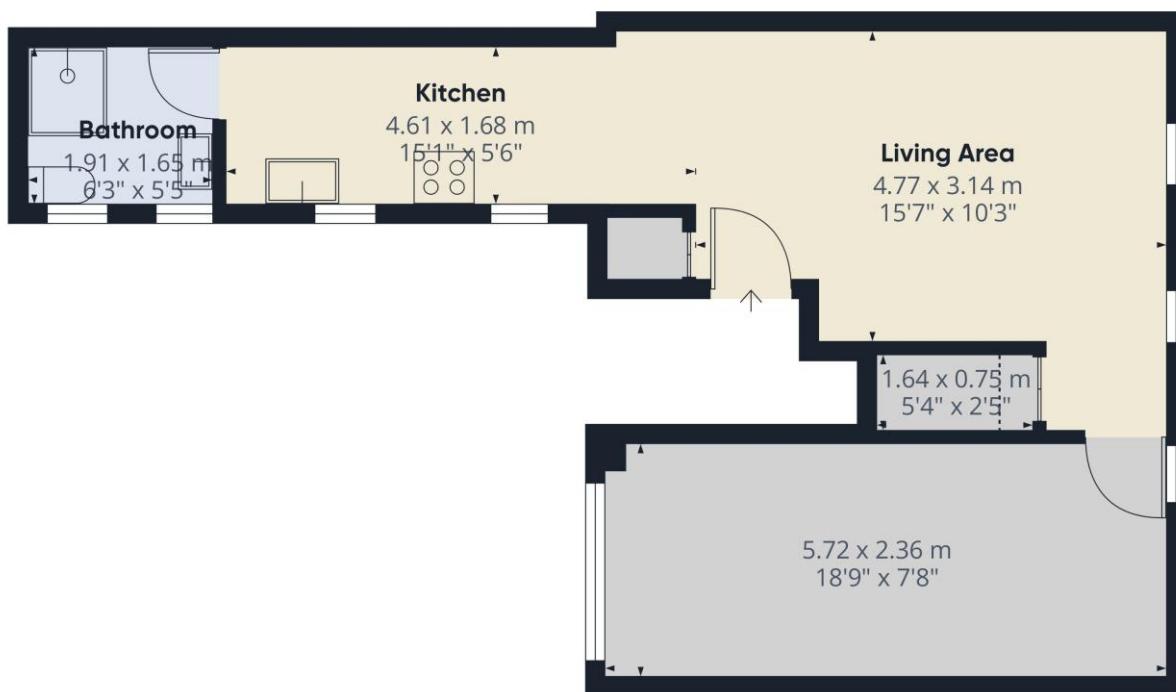
## MATERIAL INFO

**Deposit:** £1,384.62

**Holding Deposit:** £276.92

**Council Tax Band:** B

**EPC rating:** D

Approximate total area<sup>(1)</sup>41.8 m<sup>2</sup>  
449 ft<sup>2</sup>Reduced headroom  
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

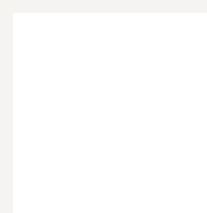
Reduced headroom  
Below 1.5 m/5 ft

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/REA260099>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

## Reading

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