



Garrard House, Reading, Berkshire, RG1 1NR  
£1,200 per month *Furnished*



Modern ground floor one bedroom furnished apartment in this landmark development opposite Reading Train Station. Finished to a high standard the property comprises an open plan living and kitchen area, one double bedroom with built in wardrobe and a shower room. (No parking) Available 18th April 2026. Furnished.



Reading

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



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## LOCATION

Garrard Street is located opposite Reading Station and adjacent to the Station Hill development in Reading Town Centre.

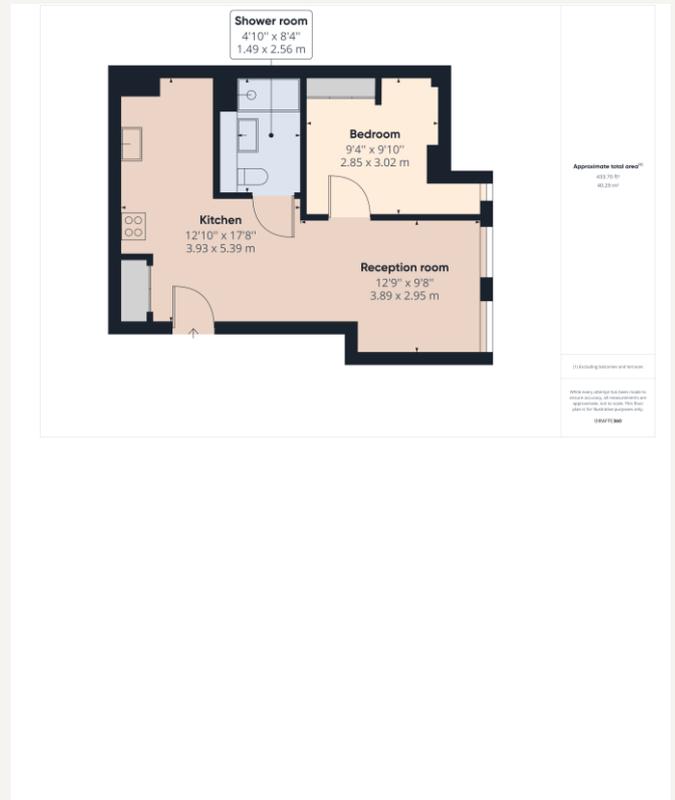
Reading is a thriving, well-connected town in the heart of Berkshire that combines the charm of riverside living with the energy of a growing urban hub. Ideally situated just 25 minutes from London Paddington by train, it appeals to commuters, families, and professionals alike. The town is undergoing exciting regeneration, bringing new homes, retail, and leisure developments to an already dynamic community.

Reading boasts an excellent selection of amenities, including The Oracle shopping centre, a lively restaurant and nightlife scene, and picturesque riverside walks along the River Thames and River Kennet. Its highly rated schools, including several top-performing grammar and independent schools, make it particularly attractive for families.

For professionals, Reading is a major centre for technology and finance, with companies like Microsoft, Oracle, and PwC having a strong local presence. Its proximity to the M4 corridor also enhances its appeal for business and logistics.

Green spaces such as Prospect Park, Forbury Gardens, and nearby countryside offer a perfect balance of urban convenience and outdoor lifestyle. With a diverse housing market ranging from modern riverside apartments to Victorian terraces and spacious family homes in leafy suburbs like Caversham and Earley, Reading offers something for every buyer or tenant.

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



## MATERIAL INFO

**Deposit:** £1,384.62

**Holding Deposit:** £276.92

**Council Tax Band:** C

<https://www.winkworth.co.uk/rent/property/REA170336>

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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