



Merrick House, Whale Avenue, Reading, RG2 0GX

£1,250 per month *Furnished*



One bedroom second floor apartment in the popular Kennet Island Development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Accommodation comprises one double bedroom, three piece bathroom and an open plan lounge and kitchen with integrated appliances. The property also benefits from private balcony, cycle storage and an allocated parking space. Available now. Furnished.

*Deposit free renting via Reposit is available with this property. Please enquire.

KEY FEATURES

- One bedroom apartment
- Second floor (no lift)
- Council tax band C
- No deposit option available
- Allocated parking space
- Available now
- Furnished



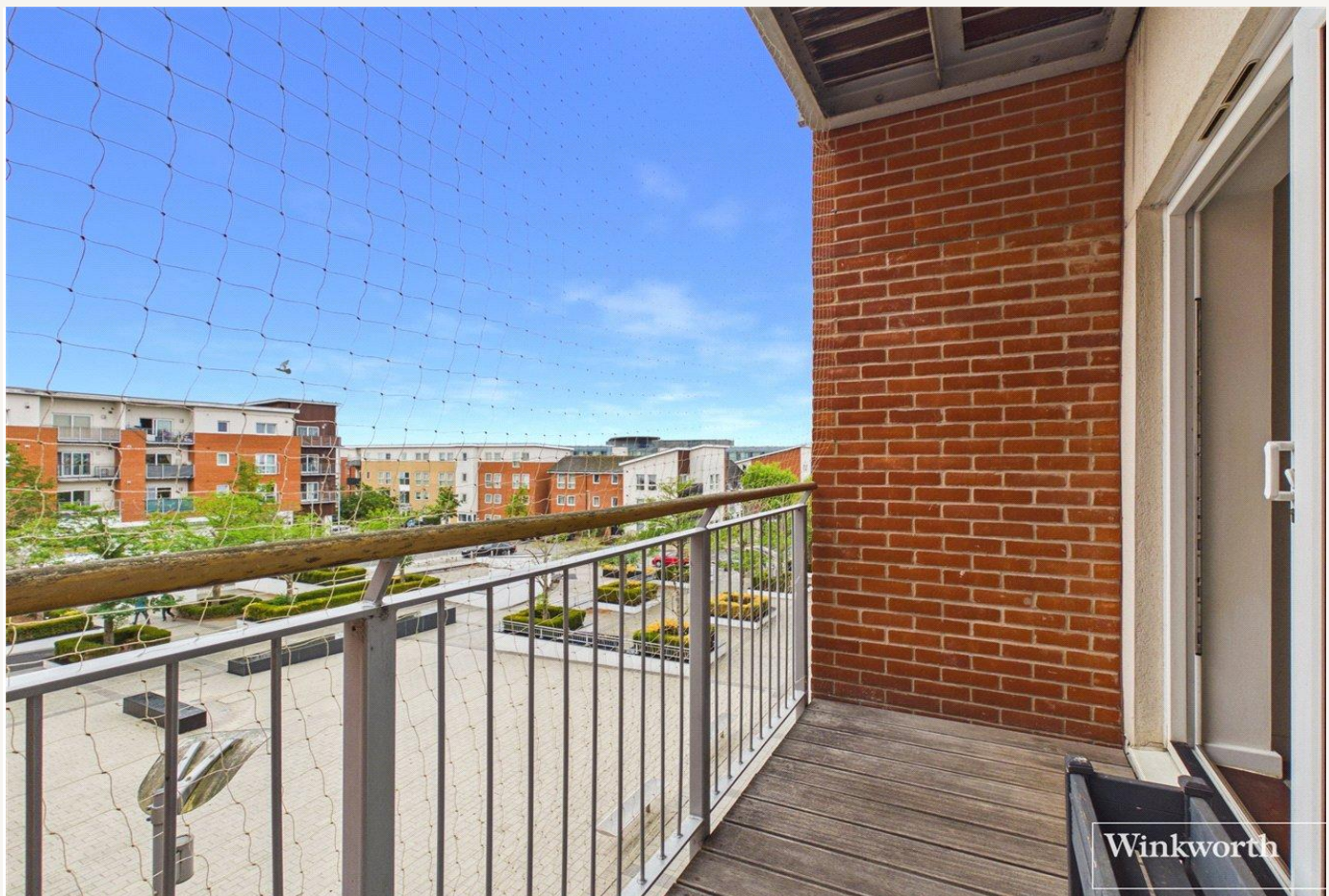
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MATERIAL INFO

Deposit: £1,442.31

Holding Deposit: £288.46

Council Tax Band: C

EPC rating: B

GLA⁽¹⁾
46.27 m²
498.08 ft²

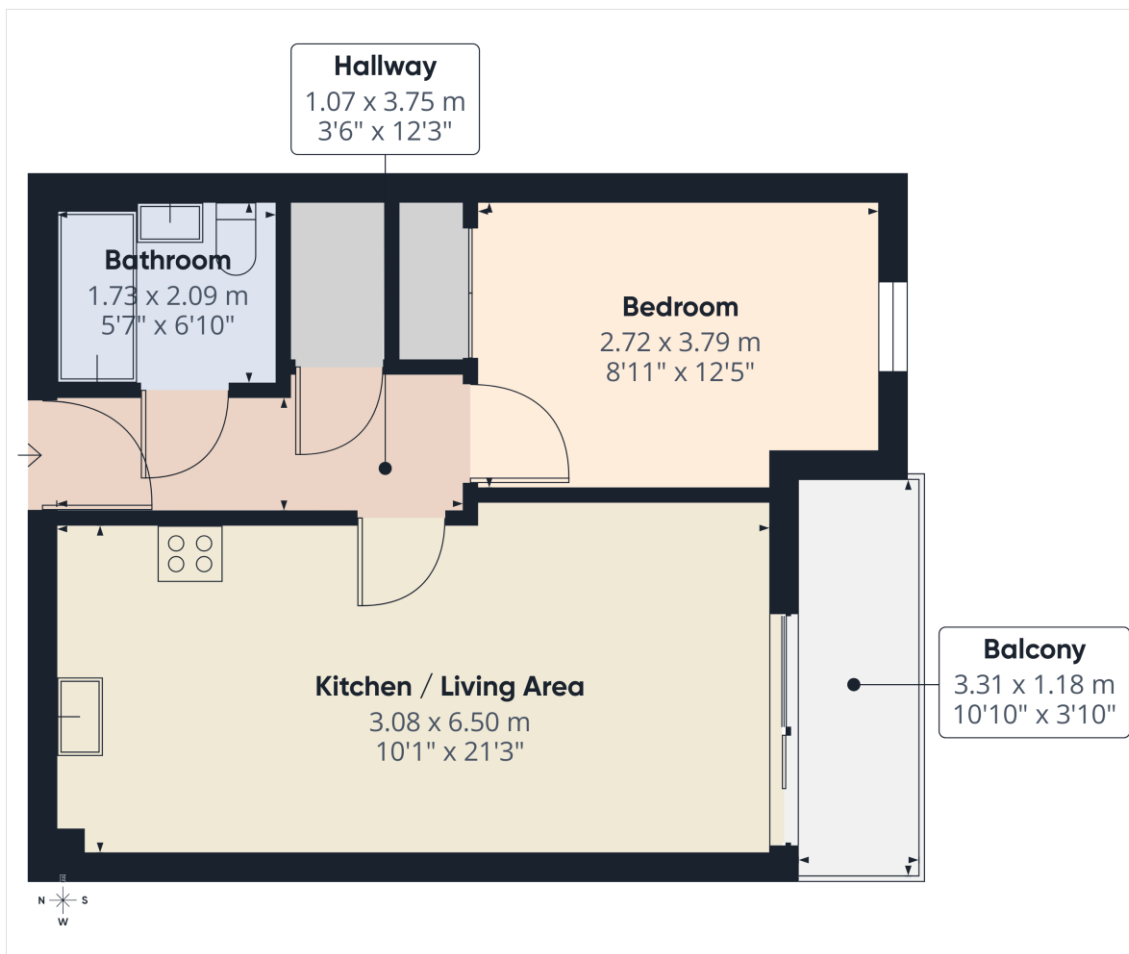
Unfinished⁽²⁾
3.86 m²
41.5 ft²

(1) Finished, above grade
(2) Not suitable for year-round living
(incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/REA260538>

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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