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## FLAT 14, IL-LIBRO COURT, KINGS ROAD, READING, BERKSHIRE, RG1 3AF



- Fully Managed by Davis Tate.
- Two Double Bedrooms with Bay Windows
- Open Plan Living Space
- Furnished
- Available 06/06/2024
- EPC Rating D

£1,700 per month + permitted payments \*

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



## PROPERTY DESCRIPTION

A well presented two bedroom apartment situated in a central location providing easy access to shops and restaurants as well as Reading Mainline Station. Featuring open plan living space with modern kitchen, two double bedrooms with bay fronted windows. Furnished. EPC rating D. Available 06/06/2024.

## LOCAL INFORMATION

Fast non-stop services to London Paddington, access to Jct 11& 12 of the M4 and within 30 miles of London Heathrow, Central Reading is a desirable area for commuters and families alike. The town is made up of old and new, the town hall, Abbey ruins and Forbury gardens are complimented by the newly developed train station and Oracle shopping centre offering numerous bars, restaurants and the latest shops. Reading is set between the River Thames and River Kennet which meanders through the centre. There is no shortage of leisure facilities with various gyms, clubs and societies not to mention its own Football and Rugby teams. Reading boasts its renowned University along with college and highly sought after primary and secondary schools.

## ACCOMMODATION

Entrance hall, airing cupboard, open plan living area with bay window, kitchen area fitted with a range of appliances. Double bedroom with bay windows and built in wardrobes, second double bedroom and large bathroom with shower.



#### **OUTSIDE SPACE**

No parking.  
Lift access to third floor

#### **LOCAL AUTHORITY and SERVICES**

Reading Borough Council. Mains electric and water. Council Tax Band D

#### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

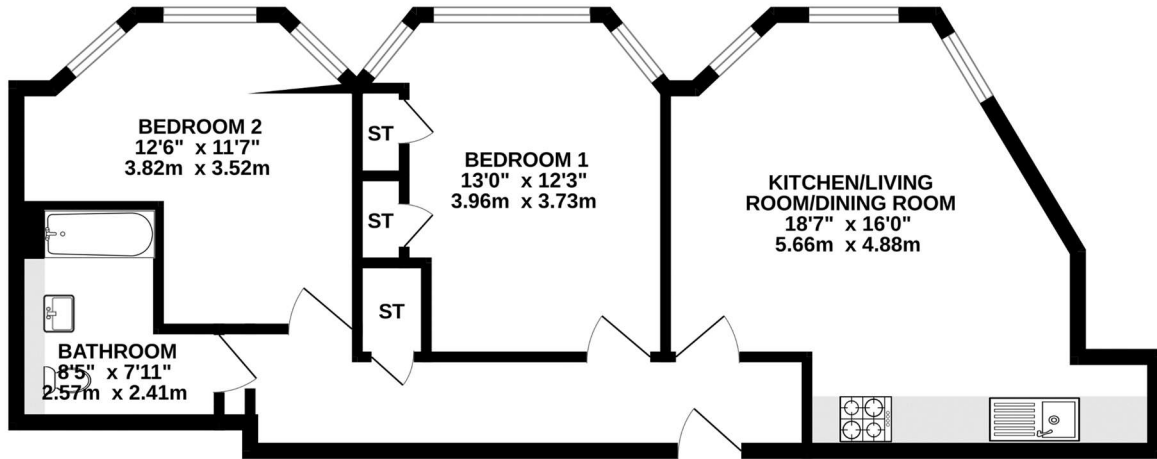
#### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

#### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

**GROUND FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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