

FLAT 4, APSLEY HOUSE, BASINGSTOKE ROAD, RISELEY,  
READING, BERKSHIRE, RG7 1PG



- Modern Studio Apartment
- Available Now
- EPC D
- 0.2 miles from Wellington Country Park
- 6 Miles to the M4 junction 11
- Unfurnished

£750 per month + permitted payments \*

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



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## PROPERTY DESCRIPTION

Modern studio apartment ideally located in Riseley Village within easy access to Wellington Country Park, just 0.2 miles away and the M4 motorway network via junction 11 six miles away. Available Now, Unfurnished, EPC D.

## LOCAL INFORMATION

Riseley is a village in the English county of Berkshire, adjacent to the border with the county of Hampshire. The village was formerly on the main A33 road between Reading (6 miles) and Basingstoke (8 miles), but is now bypassed by a newer route from just south of Riseley to the M4 motorway on the southern fringes of Reading. For local government purposes, the village is today within the civil parish of Swallowfield, which in turn is within the unitary authority of Wokingham. Before 1844, the village of Riseley was part of a detached portion, or exclave, of the county of Wiltshire, some 30 miles to the west. The Counties (Detached Parts) Act of that year resulting in its transfer to the county of Berkshire. Today, the village benefits from a traditional pub, popular Tea Rooms, tennis courts with active Tennis Club, large open park and Doggy Day Care facility at Wellington Country Park.

## ACCOMMODATION

Living room/bedroom, shower room.

## OUTSIDE SPACE

Outside the development is gated and residents parking is available.

## LOCAL AUTHORITY and SERVICES

### ADDITIONAL INFORMATION

Wokingham Borough Council - Band B

Mains Gas, Water and Electric

## 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.

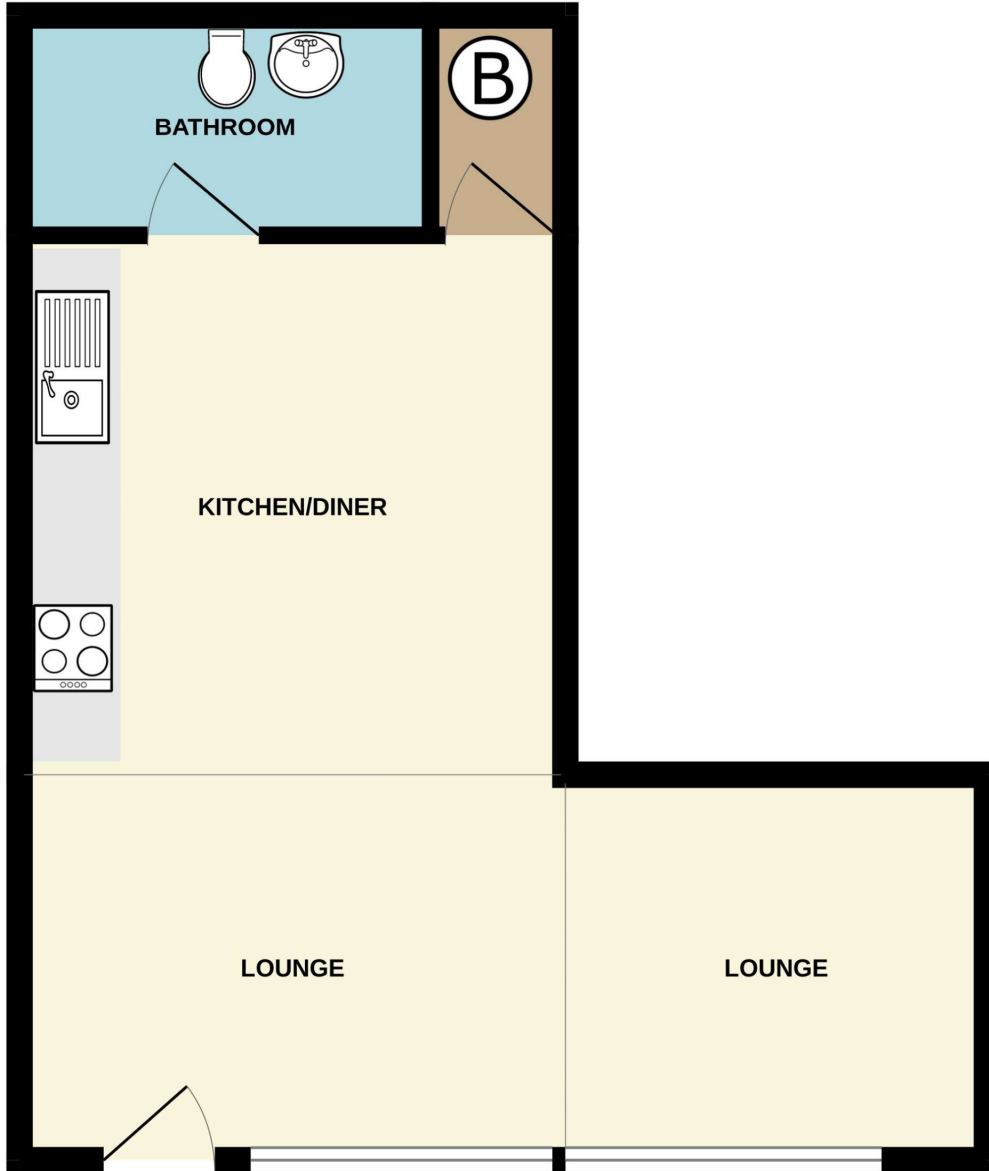




## REFERRAL FEES

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  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 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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