

## 62 QUEENS WHARF, 47 QUEEN'S ROAD, READING, BERKSHIRE, RG1 4QE



- EPC Rating C
- No Parking
- 0.4 Miles to The Oracle Shopping Centre
- 0.6 Miles to Reading Mainline Train Station
- Furnished
- Available 15/04/2024.

**£1,250 per month + permitted payments \***

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



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## PROPERTY DESCRIPTION

Set within Reading town centre is this modern one bedroom apartment in a sought after development. This spacious property benefits from open plan living, concierge service and is conveniently located just 0.6 to Reading mainline train station. Furnished. Available 15/04/2024. EPC Rating C.

## 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

The property comprises open plan kitchen/living room, double bedroom and bathroom.

## OUTSIDE SPACE

There is no parking with this property.

## LOCAL AUTHORITY and SERVICES

Reading Borough Council tax band C  
Mains electric and water

## 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

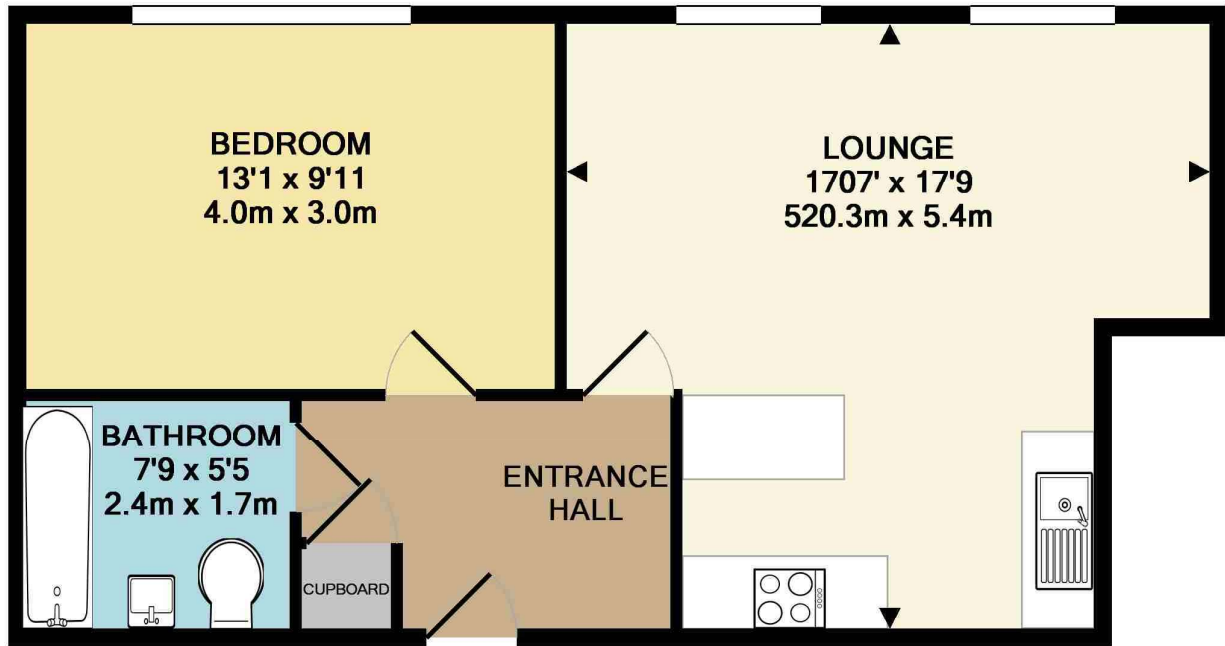
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## REFERRAL FEES

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.



TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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