

**FLAT 3, 1 KENDRICK ROAD, READING, BERKSHIRE, RG1 5DU**

- Character Conversion
- Managed by Davis Tate
- Ensuite to Principle Bedroom
- Decked Area & Allocated Parking
- Furnished, Available 06th June 2024
- EPC Rating C

**£1,550 per month + permitted payments \***

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



**davistate.com**

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### PROPERTY DESCRIPTION

Located just 0.7 miles from the Reading Mainline Station is this attractive two double bedroom apartment. This ground floor apartment benefits from two bathrooms, a private decked area and residents parking. EPC Rating C. This property is furnished and available 06th June 2024.

### LOCAL INFORMATION

The Reading University area is situated just east of Reading centre and stretches between the main campus on the Shinfield road (A327) and the Wokingham road (A329) offering easy access of both the M4 and A329 motorways. This highly sought after suburb has a wide range of local amenities including Reading's top schools, Reading College, the Royal Berkshire Hospital, Reading bowls club, shops, gardens, parks and sports facilities. Some of Reading's most prestigious roads and conservation areas fall in this area with a variety of period property on offer.

### ACCOMMODATION

There is an open plan kitchen/living area with French doors opening to the decked area, two double bedrooms with ensuite shower room to the principle bedroom and the main bathroom.

### OUTSIDE SPACE

Private decked area, communal grounds and residents parking.



**LOCAL AUTHORITY and SERVICES**

Reading Borough Council - Band B. All mains services.

**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**

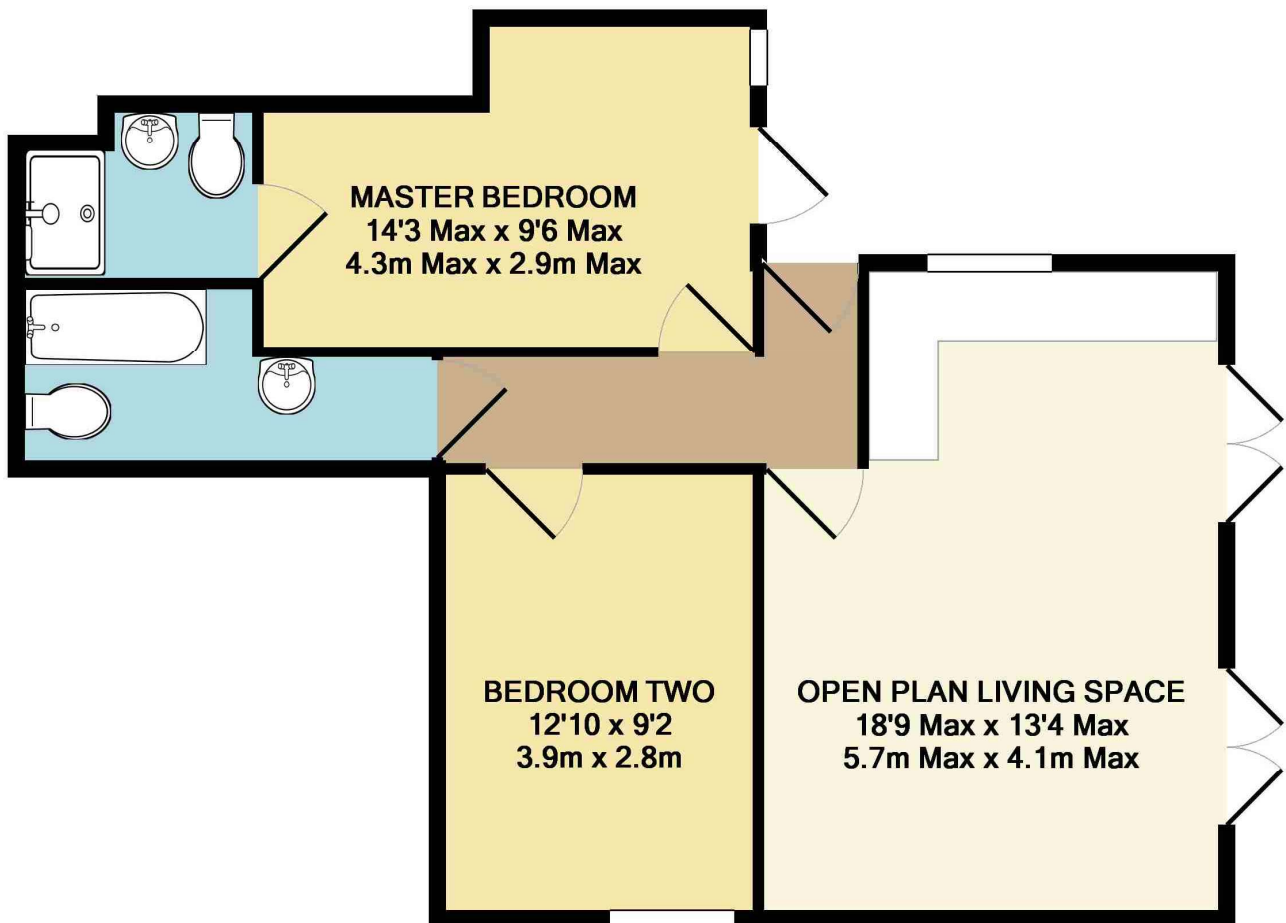
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

**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.



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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