

**FLAT 6, 96 ELM ROAD, EARLEY, READING, BERKSHIRE, RG6
5TW**

- 1.7 Miles to Earley Train Station
- Open Plan Living Area
- Family Bathroom With Shower
- EPC Rating B
- Unfurnished
- Available 21/06/2024

£1,350 per month + permitted payments *

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



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PROPERTY DESCRIPTION

A modern development built just four years ago on the outskirts of Reading town centre. Conveniently located with excellent transport links into Central Reading and London, including Earley Station just 1.7 miles away. Unfurnished. Available 21/06/2024. EPC Rating B.

LOCAL INFORMATION

Earley is a popular family orientated suburb 2 miles to the east of Reading Town Centre. The River Thames flows to the north and offers some delightful walks and parkland as well as the highly renowned Thames Valley Business Park which is home to the UK headquarters of some major multinational businesses including; Microsoft, Oracle, BG Group and ING Direct. Residents will have access to some excellent schools, including the highly regarded Maiden Erlegh secondary school and Radstock and St Peters Church of England primary schools. Transport links make Earley an excellent commuter hub, with its own train station servicing the London Waterloo line, excellent bus links, and good road links with the A329M running between Earley and Bracknell and offers access to the M4. With its wealth of local amenities and access to Reading and beyond make Earley a popular and attractive place to live.

ACCOMMODATION

Situated in a new development, this apartment is located on the 1st floor and benefits from two bedrooms (single & a double), open plan Lounge/Kitchen and Dining area, family bathroom with shower. There is an allocated parking space and communal gardens.



OUTSIDE SPACE

Communal Gardens, Allocated Parking Space, Bike Store & Bin Store

LOCAL AUTHORITY and SERVICES

Wokingham District Council. Council Tax Band B. Mains Gas, 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.

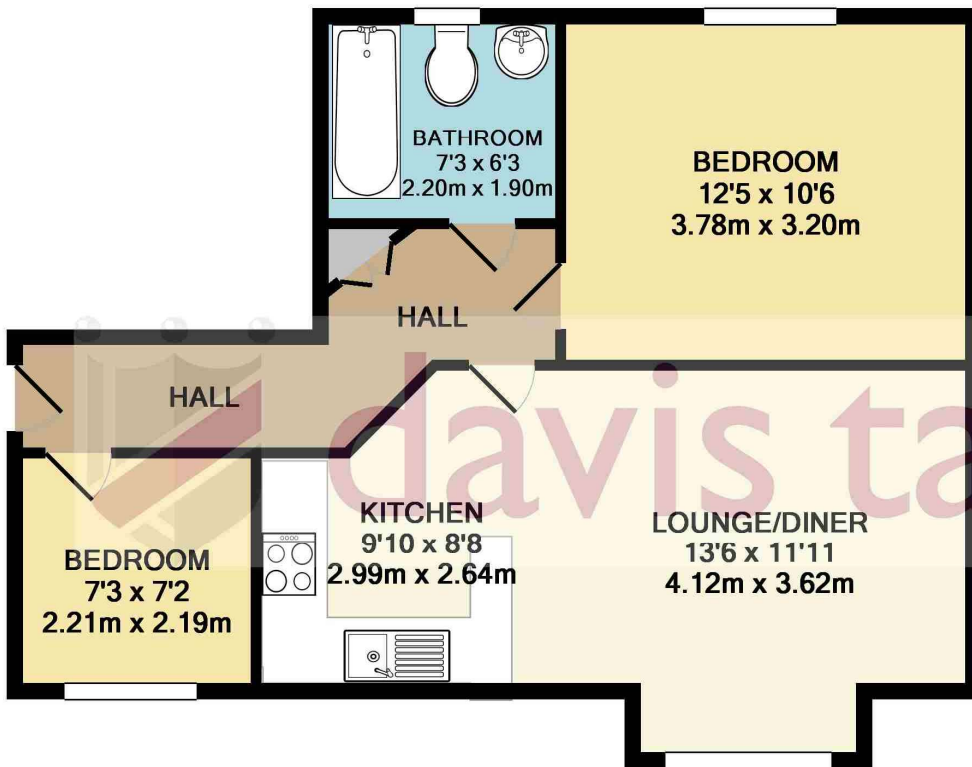
DISCLAIMER

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



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 571 SQ.FT. (53.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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