NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Maltings Place
Reading, Reading, Berkshire RG1 6QG

£1,300 Per Calendar Month

NEA LETTINGS: Just moments from The Oracle Shopping Centre and within a short walk of Reading Mainline Railway Station. The property comprises a double bedroom with wardrobes, fitted kitchen, full bathroom, a spacious and bright living room with a dedicated dining area, with french patio doors onto a courtyard garden and one allocated parking space. THE PROPERTY WILL BE FRESHLY PAINTED AND NEW CARPETS INSTALLED PRIOR TO TENANCY COMMENCEMENT. EPC RATING C.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Maltings Place, Reading, Berkshire RG1 6QG

- NEA Lettings
- Purpose built apartment
- Furnished
- Allocated parking for one car
- EPC Rating C
- Reading
- One Bedroom
- Enclosed Patio garden
- Council tax band C
- Available 16th December

Living/Dining room
19'6" x 8'11" (5.95 x 2.74)




A spacious reception room with French doors opening onto an enclosed rear courtyard garden. Furniture includes a dining table and four chairs, a two-seater sofa, two matching armchairs, a coffee table, an entertainment unit and two shelving units.

Kitchen
6'6" x 6'6" (2 x 2)



The kitchen overlooks the rear courtyard and is equipped with a combined washer-dryer, microwave, an electric oven, an induction hob with extractor fan.

Bathroom
6'6" x 6'4" (2m x 1.95m)



A family sized bathroom with a bath with shower over, wink & WC.

Bedroom
9'2" x 9'8" (2.8 x 2.95)



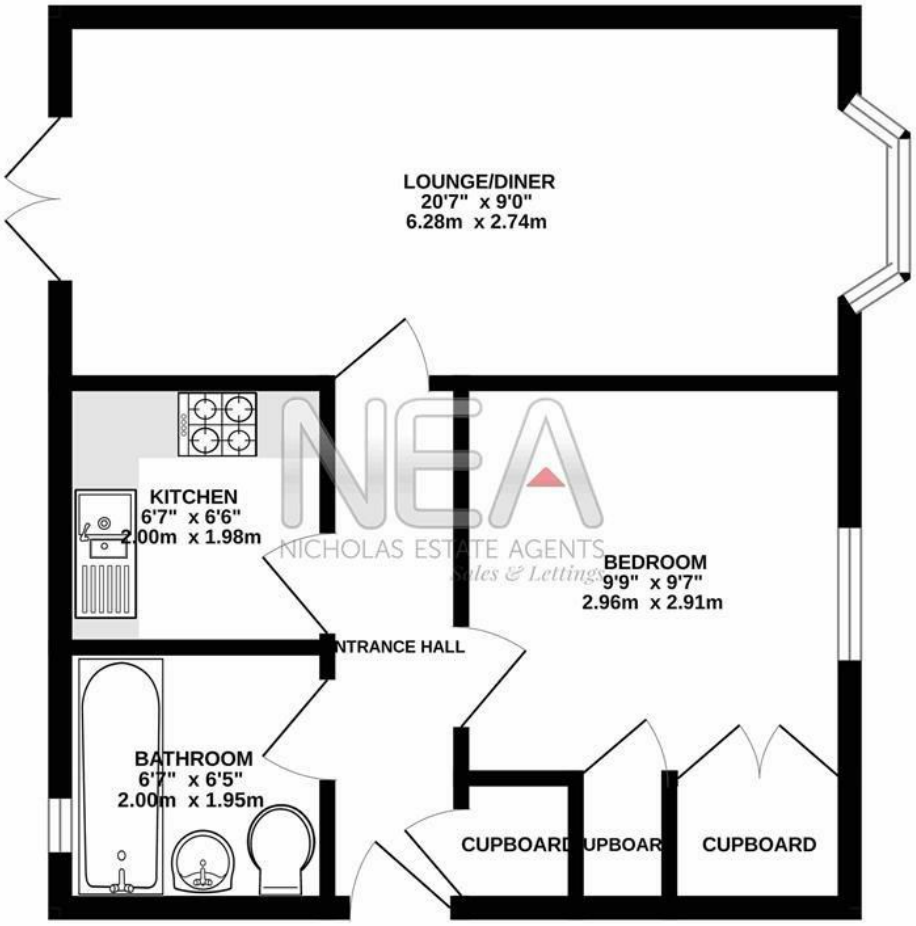

A double bedroom with build in wardrobe and airing cupboard. Furniture includes a double divan bed, single night-stand and large chest dresser.

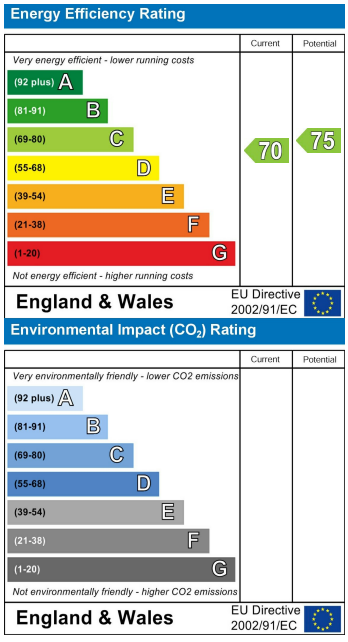
Courtyard Garden
17'10" x 20'3" (5.46 x 6.18)

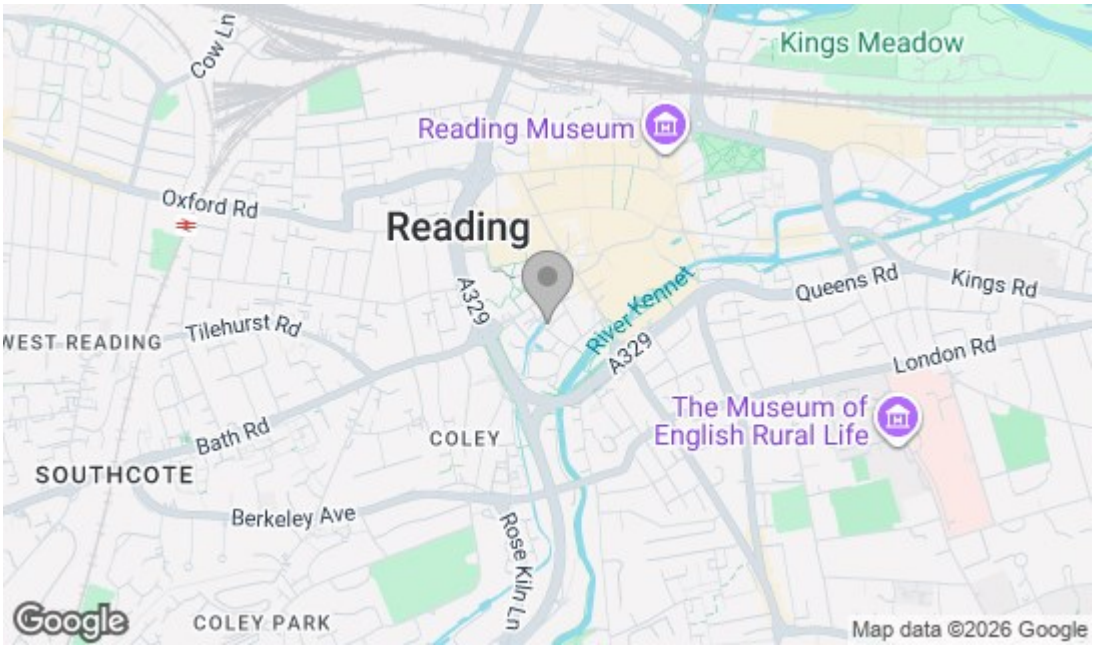


Rear fenced patio courtyard garden with rear gate access, small shrubs and storage box.

GROUND FLOOR







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