



**Forbury Road
Reading, Berkshire RG1 3JJ**

£1,650 Per Calendar Month

NEA LETTINGS: Set within the highly sought-after St James Wharf waterside development, in the heart of Reading, this spacious third-floor apartment offers well-proportioned accommodation and an enviable central location. The property provides approximately 20ft of versatile living space, complemented by a modern semi-open-plan kitchen, creating an ideal setting for both relaxing and entertaining. There are two generous double bedrooms, together with two bathrooms, including a private en-suite, providing excellent accommodation for professionals, sharers or a couple. Further benefits include allocated parking for one car and the convenience of being just moments from Reading town centre, with its extensive range of shops, restaurants and leisure facilities. Reading mainline railway station is also within easy reach, providing fast and convenient rail connections to London, making this an excellent choice for commuters. EPC Rating D.

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.

Forbury Road, Berkshire RG1 3JJ

- NEA Lettings
- Third floor apartment
- Furnished
- Parking for one car
- EPC rating D
- Central Reading location
- Two double bedrooms
- Waterside development
- Council tax band D
- Available 2nd December

Communal entrance

The communal entrance has post boxes, staircase, lift and door to secure parking.

Hallway

A good sized hallway with wood flooring, cupboard housing hot water cylinder and doors to all rooms.

Master Bedroom

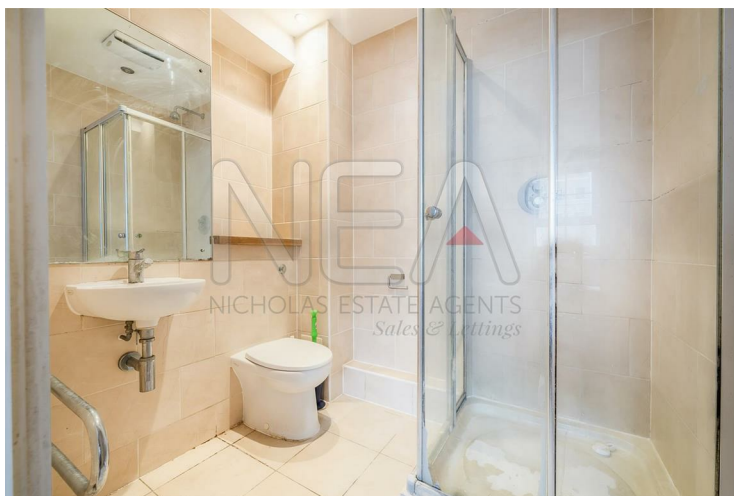
14'2 x 11'10 (4.32m x 3.61m)



A bright and airy room with a front-facing window, fully carpeted and offering ample fitted wardrobe space, with a door leading to the en suite. The room is furnished with a double bed and two bedside cabinets.

En suite

5'3 x 4'10 (1.60m x 1.47m)



Comprising a shower cubicle, wash hand basin, and WC, with a tiled floor and partially tiled walls.

Bedroom two

13'8 x 9'0 (4.17m x 2.74m)



A good-sized, carpeted double bedroom offering views to the rear and across the Reading skyline. The room is furnished with a double bed, bedside cabinet and a large wardrobe.

Bathroom

7'1 x 6'5 (2.16m x 1.96m)



A modern bathroom comprising of a paneled bath, wall mounted shower, wash hand basin and WC. Tiled floor, tiled walls and extractor.

Living room

20'8 x 13'9 (6.30m x 4.19m)



A light and airy living room with wood flooring, window to the front and open plan to the kitchen. Furniture includes a dining table and four chairs, 2 sofas and two bookshelves.

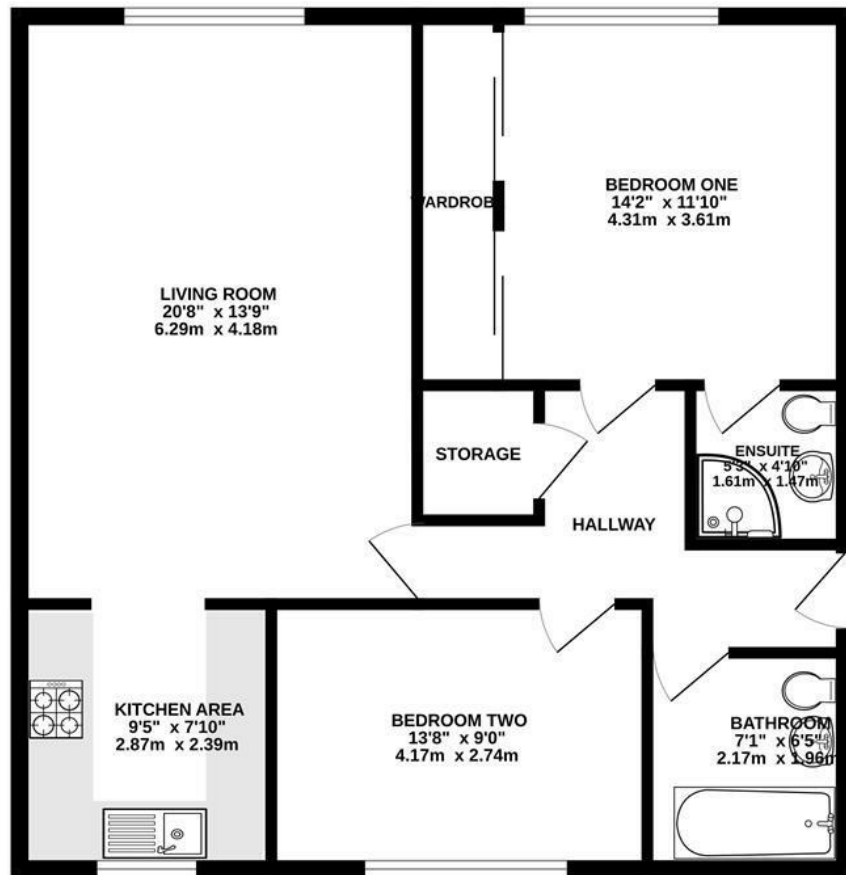
Kitchen

9'5 x 7'10 (2.87m x 2.39m)



A good sized kitchen comprising of ample wall and base units and work surfaces, an inset sink and drainer. Appliances include four ring hob with extractor, oven, fridge freezer, washing machine and dishwasher. Wood flooring, window to the rear and open plan to the kitchen.

THIRD FLOOR
778 sq. ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq. ft. (72.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

