



## Regent Court Reading, Berkshire RG1 7HW

**£1,250 PCM**

NEA Lettings: Situated just moments from Reading mainline station and the town centre, this recently redecorated top-floor two-bedroom apartment offers spacious and convenient living in an ideal location. The property features two well-proportioned double bedrooms, a bright and generously sized living room, and a separate fitted kitchen. Further benefits include gated parking to the rear of the property. Perfectly positioned for commuters and those looking to enjoy all that central Reading has to offer.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

# Regent Court, Berkshire RG1 7HW

- NEA Lettings
- Close to Reading Main Station
- Two double bedrooms
- Gated parking
- Council tax band B
- Central Reading
- Recently redecorated top floor apartment
- Unfurnished
- EPC rating C
- Available from 27th May 2026

## Communal entrance

A bright and secure entrance to the block with stairs to all floors.

## Hallway



A carpeted entrance hall with airing cupboard and doors leading to both bedrooms, the bathroom and living room.

## Bedroom one

10'4 x 10'3 (3.15m x 3.12m)



A good sized, carpeted double bedroom with a big window overlooking the rear of the property.

## Bedroom two

10'7 x 7'10 (3.23m x 2.39m)



A comfortable carpeted double bedroom with window overlooking the rear of the property.

## Bathroom

6'9" x 5'5" (2.06 x 1.67)



A light and airy bathroom with tiled floor, bath with shower, sink, WC, heated towel rail and frosted window to the side of the property

## Living room

16'4 x 10'8 (4.98m x 3.25m)



A very spacious, carpeted living room with a big window allowing lots of natural light, overlooking the front of the property and door to the kitchen.

## Kitchen

10'7 x 6'5 (3.23m x 1.96m)



Galley style kitchen with tiled floor, plenty of eye level and base cupboard space, extensive roll-top work surfaces, sink with drainer, built in oven, hob and extractor with space for washing machine and fridge and a good sized window overlooking the rear of the property.

## Tenure

Lease: 189 from 1986

Service charge: £1906 PA

Ground rent: Peppercorn

## Services

Water. Mains

Drainage. Mains

Electricity. Mains

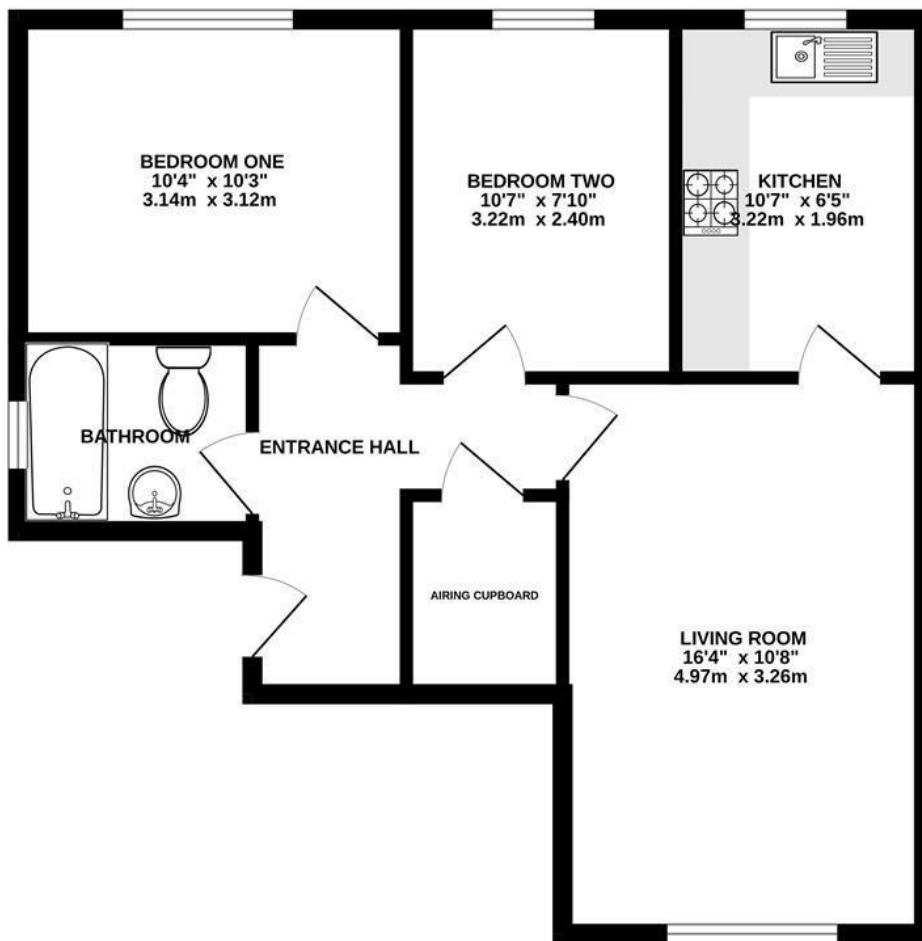
Heating. Electric

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

SECOND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	71
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

