



12A OMERS RISE, READING, BERKSHIRE, RG7 3FT  
£1,500 PER MONTH UNFURNISHED

## MODERN TWO BEDROOM FIRST FLOOR APARTMENT IN BURGHFIELD COMMON.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



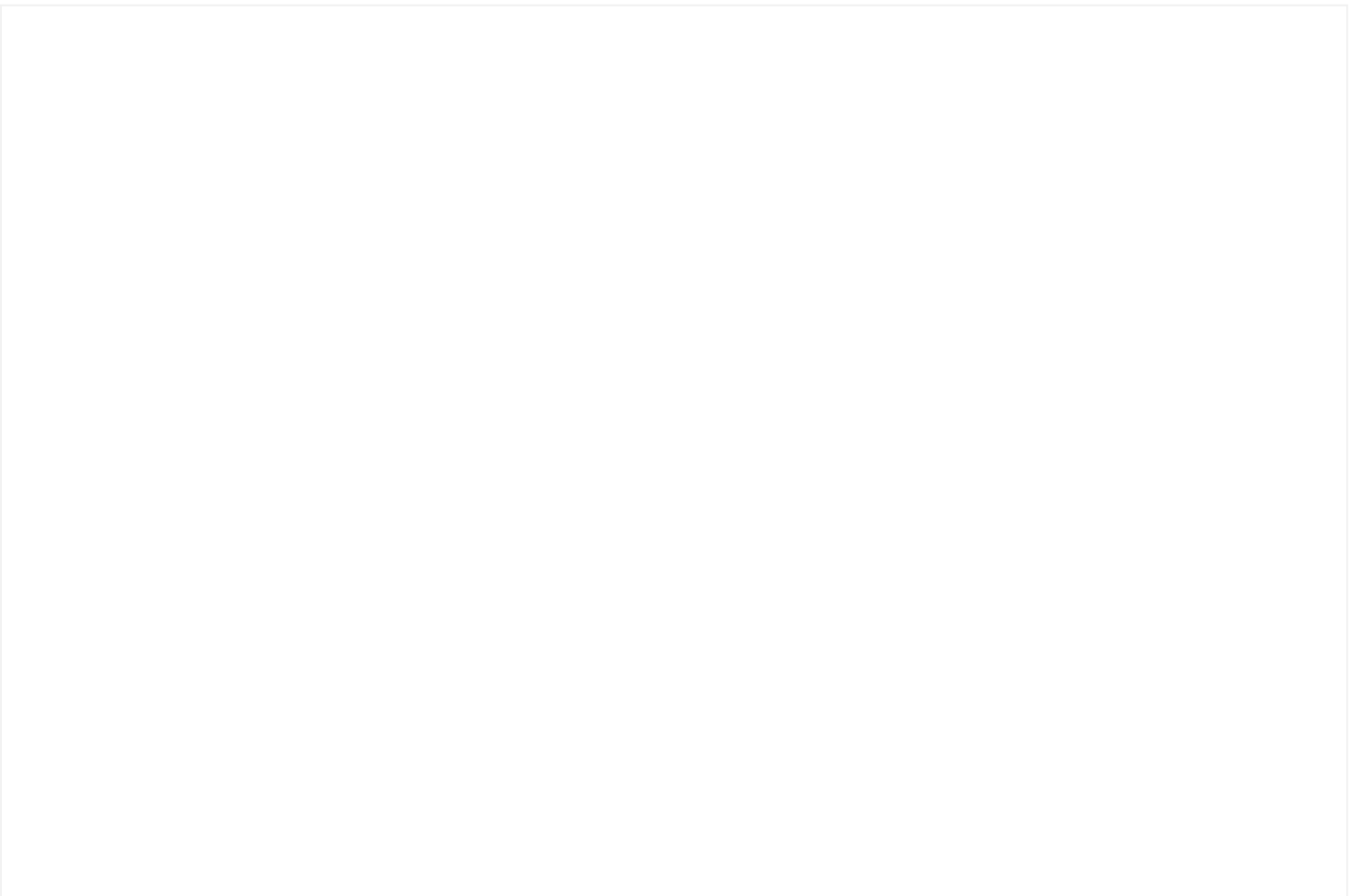
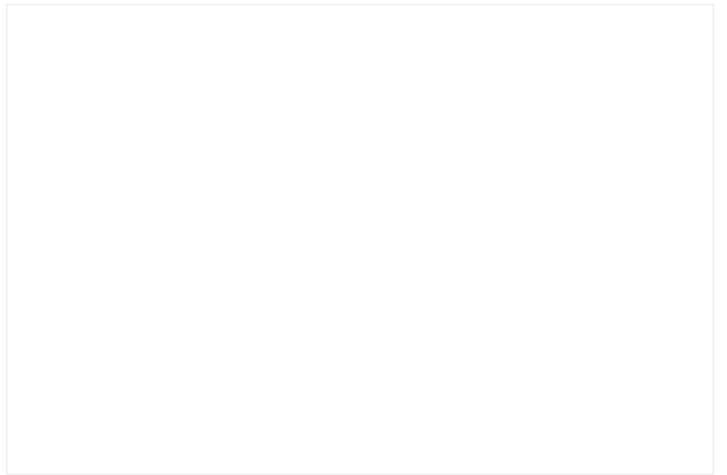
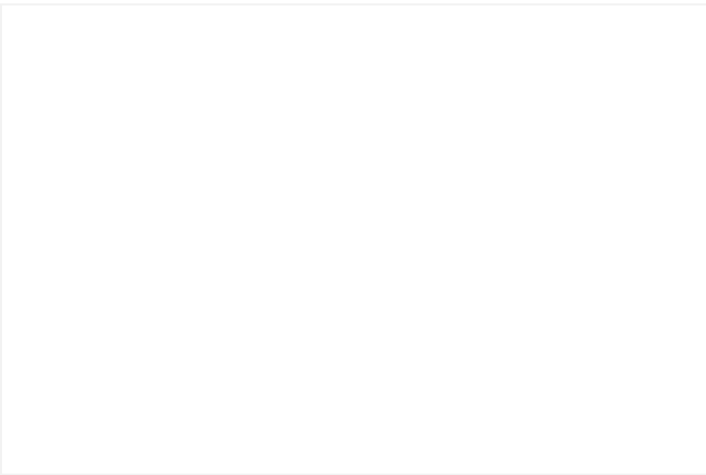
## DESCRIPTION:

Modern two bedroom first floor apartment located in a popular area of Burghfield Common close to local amenities and schools. The property has been finished to a very high standard comprising spacious open plan living room/kitchen with integrated appliances, two double bedrooms benefitting from built in wardrobes/chest of drawers, stunning three piece bathroom and an en suite shower room to bedroom one. Further benefits include underfloor heating throughout and off road residents parking. Available 19th February 2025. Unfurnished.

## AT A GLANCE

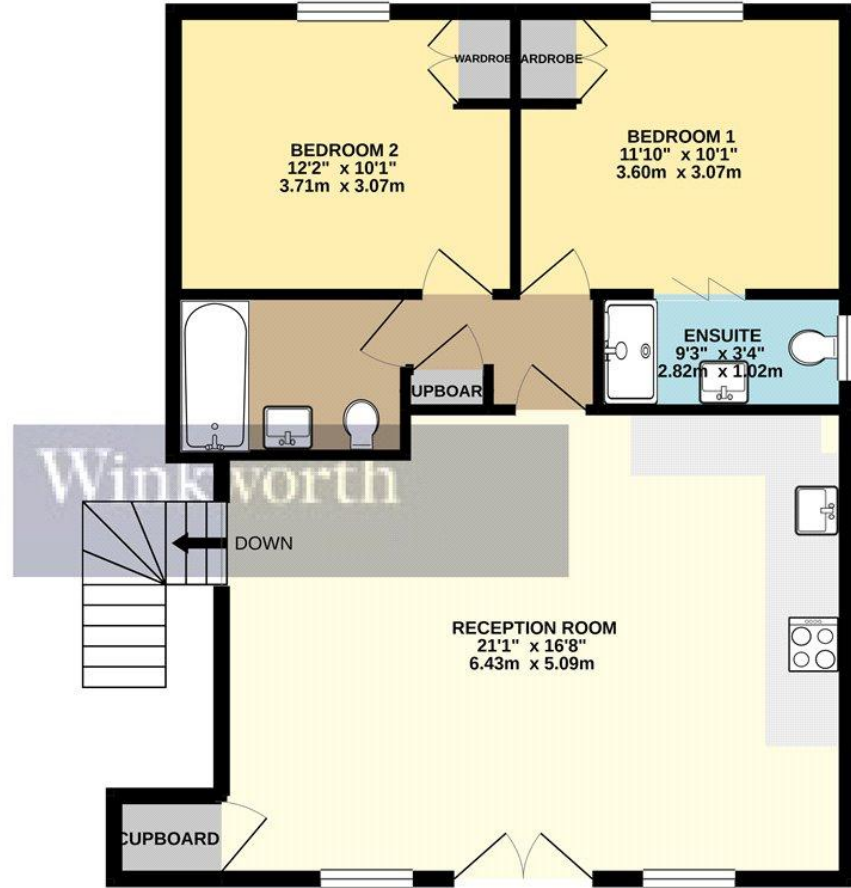
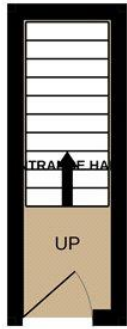
- Two bedroom apartment
- First floor
- Two bathrooms
- Private entrance
- Council tax band B
- Off road residents parking
- Available 19th February
- Unfurnished





GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

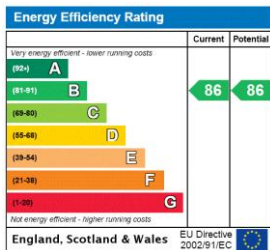
1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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.  
Made with Metropix ©2020

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Deposit: £1,730.77

Holding Deposit: £346.15

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.