



**PEREGRINE HOUSE, READING, BERKSHIRE, RG2 0NZ**  
**£1,295 PER MONTH FURNISHED**

**MODERN ONE BEDROOM APARTMENT AT  
KENNET ISLAND. AVAILABLE 8TH APRIL.  
FURNISHED.**

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

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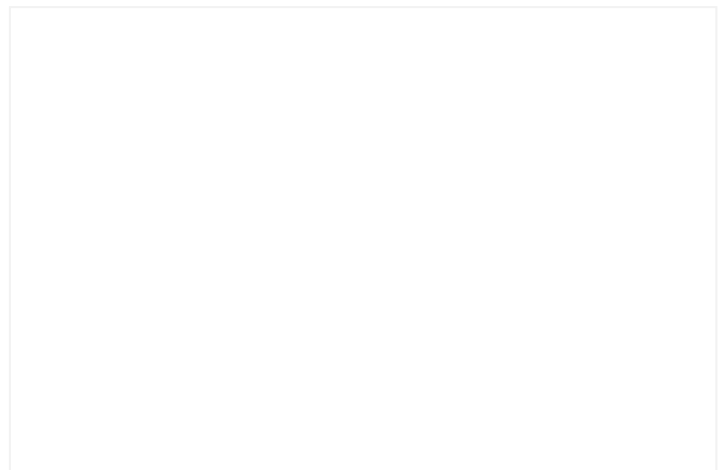


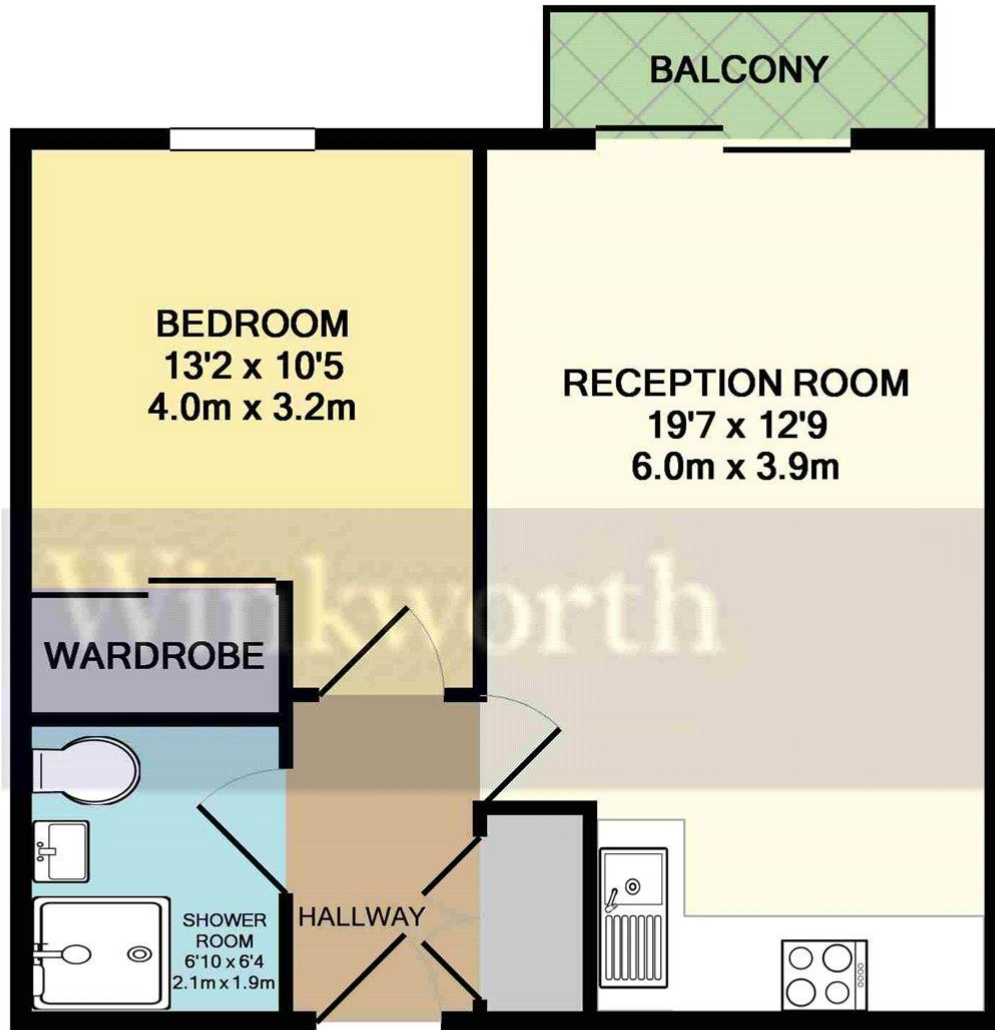
## DESCRIPTION:

Modern one bedroom second-floor apartment (with lift access) located within the popular Kennet Island development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. The accommodation comprises one double bedroom with built in wardrobe, an open-plan reception/ kitchen room with a range of integrated appliances and a modern shower room. The apartment further benefits from balcony, an allocated residents parking space plus visitors parking permit. Available 8th April 2024. Furnished.

## AT A GLANCE

- One bedroom apartment
- Modern bathroom
- Council tax band C
- Balcony
- Allocated parking space
- Available 8th April
- Furnished





TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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: £1,494.23

Council Tax Band:C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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