



**BLAKES QUAY, READING, BERKSHIRE, RG1 3EN
£1,450 PER MONTH UNFURNISHED**

MODERN TWO BEDROOM FOURTH FLOOR APARTMENT WITHIN THE POPULAR BLAKES QUAY DEVELOPMENT

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

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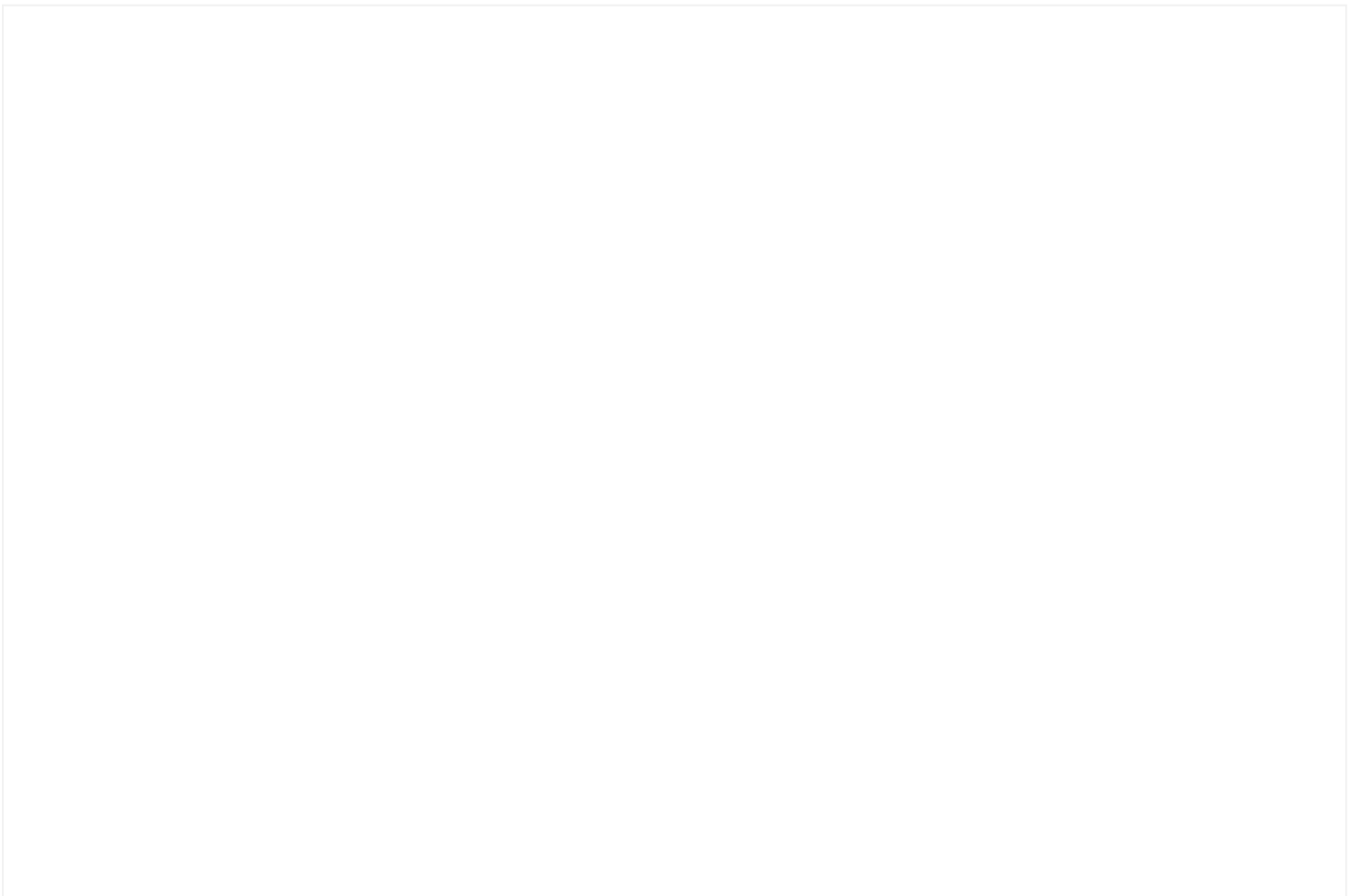
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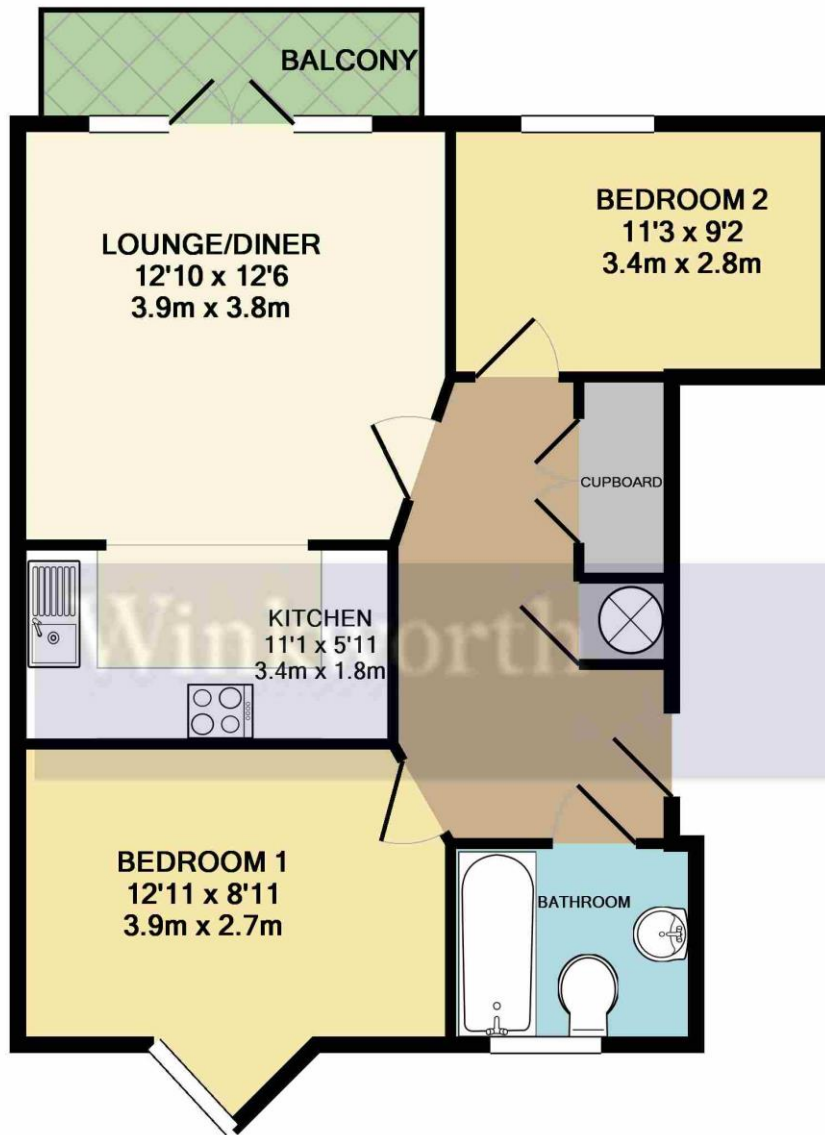
Modern two bedroom fourth floor apartment within the popular Blakes Quay development. The property comprises, open plan lounge/dining area leading into a fitted kitchen, two double bedrooms and a three piece bathroom. The property also benefits from a private balcony overlooking the Kennet & Avon canal, lift access and an allocated parking space. Blakes Quay is situated to provide superb access to the town's amenities and restaurants and all major transport links, yet sits in a peaceful riverside setting. Benefits of the development's luxury build include: double glazed windows, gas central heating, intercom system, secure residents undercroft parking, communal gym facilities, a games room and two meeting rooms. Available 30th November 2024. Unfurnished.

AT A GLANCE

- Two bedroom apartment
- Open plan living area
- Balcony overlooking Kennet & Avon canal
- Council tax band D
- Undercroft gated parking for one car
- Available 30th November
- Unfurnished







TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 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: £1,673.08

Holding Deposit: £334.61

Council Tax Band: D

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		
(69-80)	C	80	80
(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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