



ELLIOTTS WAY, READING, BERKSHIRE, RG4 8BF  
£1,400 PER MONTH FURNISHED

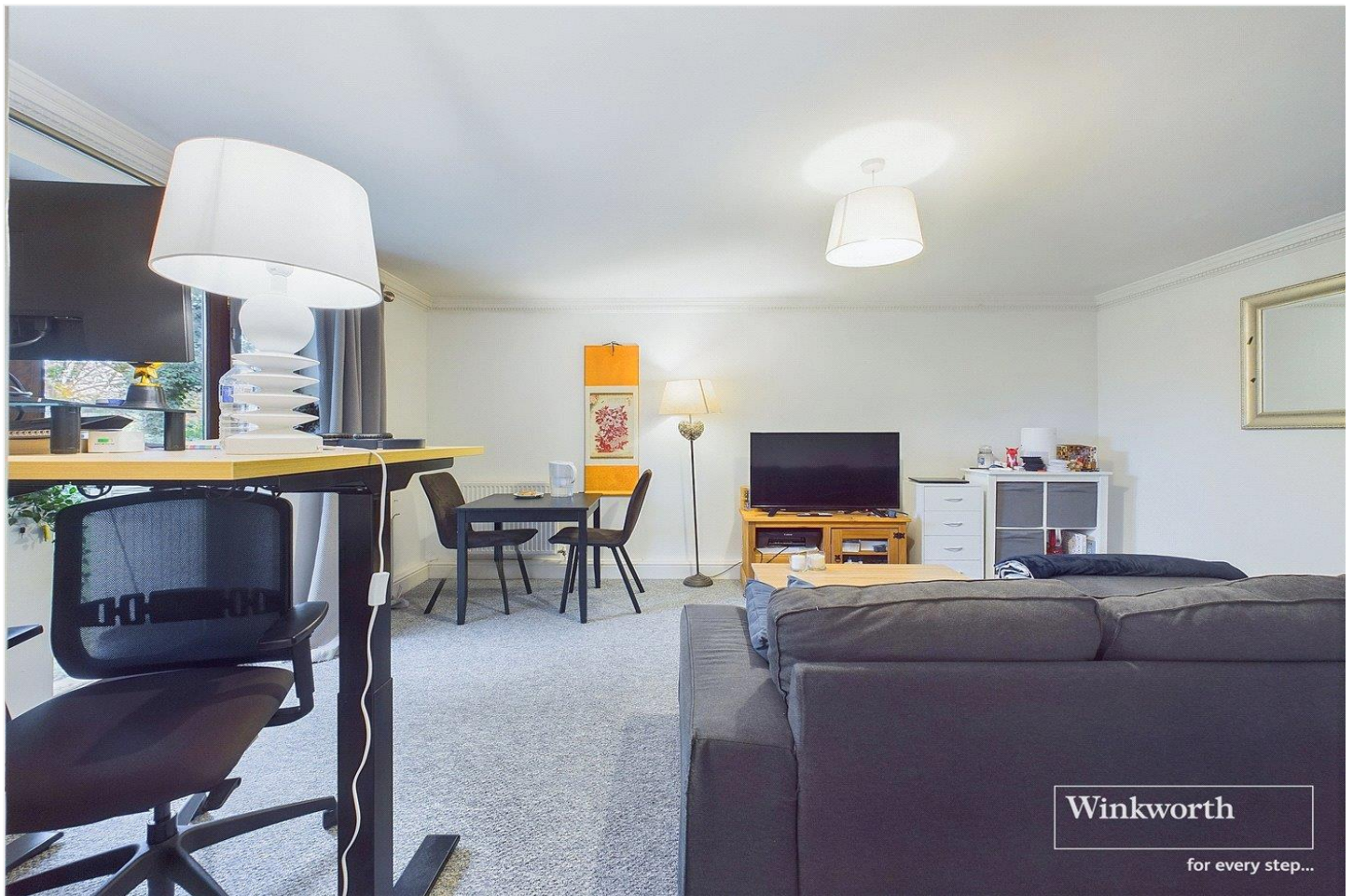
A TWO BEDROOM GROUND FLOOR APARTMENT  
OVERLOOKING CHRISTCHURCH MEADOWS A SHORT  
WALK TO READING STATION AND TOWN CENTRE

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## DESCRIPTION:

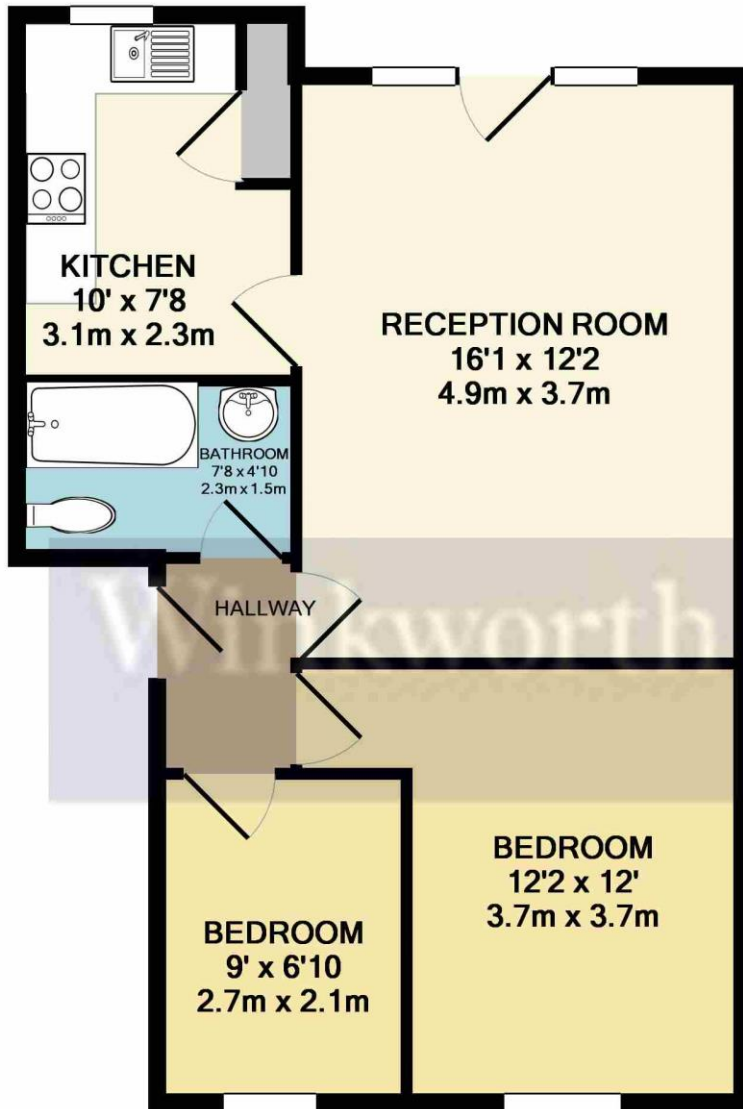
A two bedroom ground floor apartment conveniently located overlooking Christchurch Meadows and a short walk to Reading Station via the pedestrian Christchurch Bridge over the River Thames. The property also offers excellent access to the centre of Caversham with its selection of cafes, restaurants and Waitrose supermarket. Accommodation comprises, lounge/diner with access onto communal gardens, two bedrooms, a fitted kitchen and three piece bathroom. Allocated parking space included. Available 18th December 2024. Furnished.

## AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Thames Side Location
- Council tax band C
- Off Street Allocated & Visitors Parking
- Available 18th December
- Furnished







TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 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:** £1,615.38

**Holding Deposit:** £323.07

**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-)	A		
(81-91)	B		
(69-80)	C	78	78
(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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