



LOCATION HUNTLEY WHARF





- 10 min walk to Reading Station, 10-min walk to town centre
- Transport: Reading Station & Crossrail to London Paddington (25 mins - 1 hour)
- Nearby:
 - Shopping: Zara, Decathlon
 - Attractions: Reading Museums, Abbey Ruins
 - Supermarket: 13-min walk to M&S, John Lewis
 - Restaurants: MacDonalds, Wendy's, Cote
 - Education: Around 22 schools, including All Saints Junior School, Kendrick School, Reading Grammar School, University of Reading
 - Demographics: 65% White, 9% Asian, 6.7% Black, 4.5% Chinese, 3.9% Mixed (Approximately)
 - Recreation: 13 parks nearby, closest to Canal Way Park
 - Special Features: South-facing bank of the River Kennet
- Rent: £1400 per month

Westgate Utama is pleased to present this beautiful brand new 1 bedroom apartment in the very popular Huntley Wharf.

Huntley Wharf is a new landmark scheme offering a collection of beautiful riverside apartments with spacious and light filled interiors, located in Central Reading with a direct train into Central London.

Perfectly placed on the south-facing bank of the River Kennet and beside the Riverside Square, all the apartments are meticulously designed to maximise space and light.

The property consists of a large bright open-plan living room/kitchen, double bedroom, balcony, luxury bathroom and integrated storage throughout. There is also exclusive residents access to landscaped podium gardens

The property is conveniently located approximately a 10 minute walk to town centre, Reading Station & Crossrail to London Paddington in 25 minutes.

The apartment is currently tenanted and perfect for buyer looking for Buy to Let investment.

Discover the ideal living space in Reading, just a 10-minute stroll from the town center and adjacent to Reading Station.

Enjoy convenient transport links, including Crossrail to London Paddington in 25 minutes.

Nearby amenities feature popular shopping destinations like Zara and Decathlon, cultural attractions such as Reading Museums and Abbey Ruins, and supermarkets like M&S and John Lewis within a 13-minute walk.

A diverse array of schools, including All Saints Junior School and the University of Reading, cater to educational needs. Experience the lush greenery with 13 nearby parks, including the serene Canal Way Park. Revel in the unique features of a south-facing bank along the River Kennet and proximity to Riverside Square.



Energy efficiency chart

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

