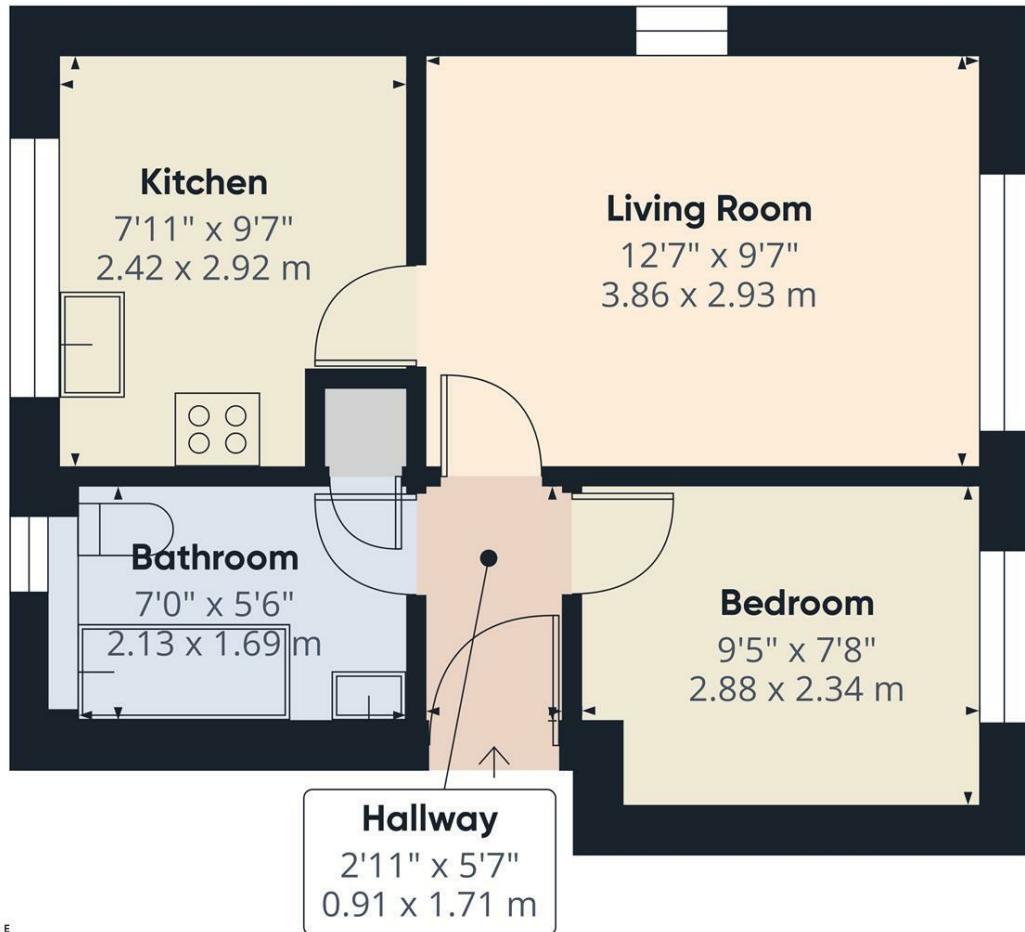




**24 Derrick Close, Reading, Reading, RG31 7AQ
£1,100 PCM**

- 1 BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM
- BUS ROUTE
- GARDEN
- PARKING SPACE
- VIEWINGS NOW
- AVAILABLE FEB 2023



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A purpose-built 1st floor maisonette available to let unfurnished from December. The property is situated in a cul-de-sac on the popular Beansheaf development in Calcot within easy reach of retail park & junction 12 M4 motorway.

Features include: * LOUNGE/DINER * KITCHEN * 1 BEDROOM * BATHROOM * USEFUL LOFT * ELECTRIC NIGHT STORAGE HEATING * RESIDENTS PARKING AREA * OPEN PLAN COMMUNAL GARDEN AREA

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

INTERESTING INFO

DIRECTIONS

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