

# HUNTERS<sup>®</sup>

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## Cardigan Gardens

Reading, RG1 5QP

£1,500 Per Calendar Month



Located within Reading's University area is this large bay fronted unfurnished period property. On the ground floor the property comprises of a hallway, lounge, dining room, kitchen and downstairs bathroom. To the first floor there are two large double bedrooms, leading off the second bedroom is an additional large bedroom. To the rear of the property there is a private, enclosed garden.

The property is a short distance from Royal Berkshire Hospital with easy access to Reading Town Centre and the rail network. It is close to the A329M providing easy access to the M4 motorway.

Residents and visitor parking permit is available.

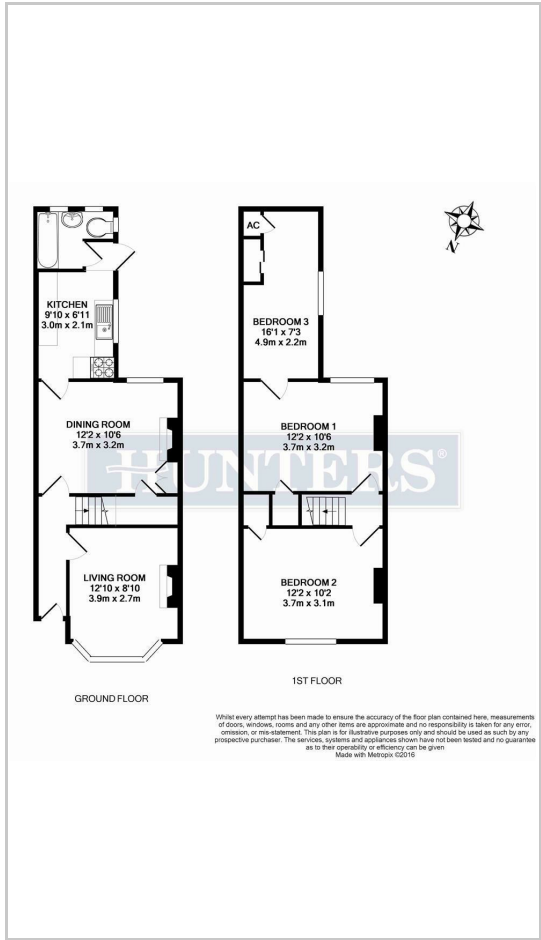
Council Tax Band: C  
available from July



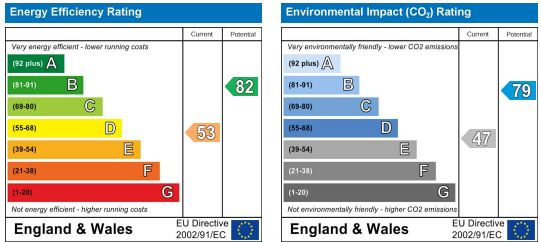
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.