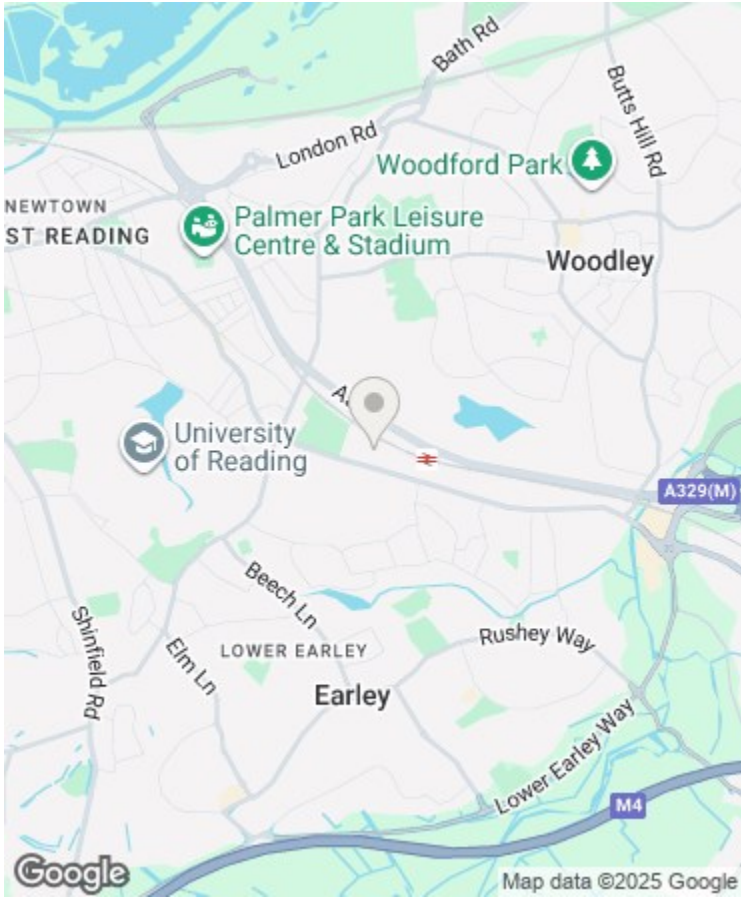




### Directions

### Viewings

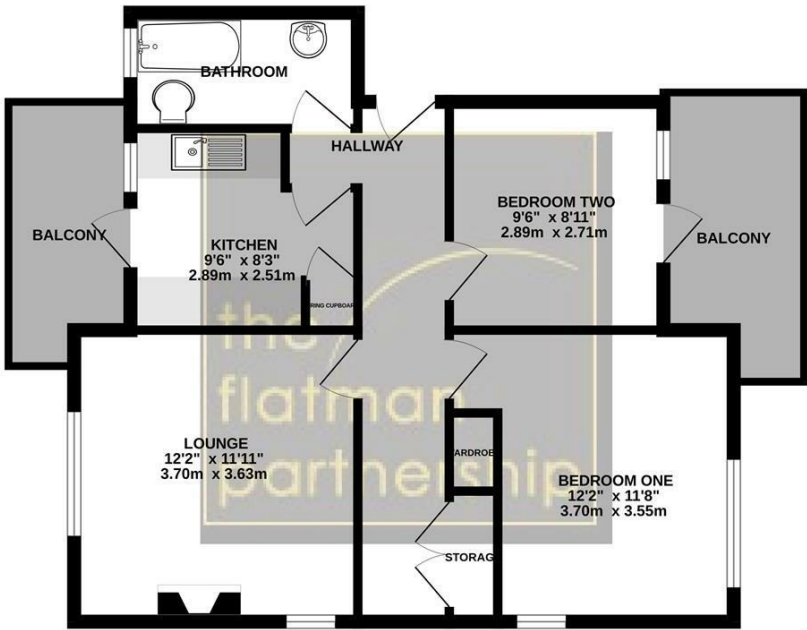
Viewings by arrangement only. Call 01753593888 to make an appointment.

### EPC Rating

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metapix 62023



44 Courts Road, Earley, Reading, Berkshire, RG6 7DH

£1,375 Per Month

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- UNFURNISHED
- AVAILABLE FROM 22ND NOVEMBER
- GAS CENTRAL HEATING
- TWO PRIVATE BALCONIES
- GARAGE INCLUDED
- PARKING

## 44 Courts Road, Reading RG6 7DH

An exceptionally spacious first-floor apartment conveniently located close to local amenities, including many Ofsted-rated 'good' and 'outstanding' schools, as well as being just 0.6 miles from Earley Train Station. Features include an entrance hall, lounge, fully fitted kitchen, two double bedrooms, good-sized family bathroom, two private balconies, gas central heating, and parking. Also included with the property is its own garage. This property comes unfurnished and is available from 22nd November, subject to satisfactory referencing.



Council Tax Band: B

