



Spire Ridge
Midgham, Reading, RG7 5XB
£1,200 PCM



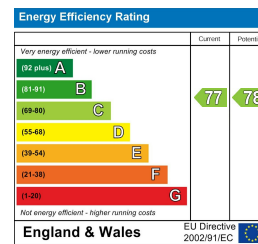
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



A modern and spacious 2 bedroom apartment, located in a semi rural position, situated conveniently between Newbury and Reading. Good rail (mainline station at Thatcham or Midgham) and road links (M4, jct 12, approx 8 miles).

Accommodation comprises large entrance lobby, living/dining room, kitchen, bathroom, large dual aspect master bedroom and smaller double bedroom both off of the lounge.

Externally there is ample parking, sole use of a shed and lawned area, further allotment/garden with far reaching views across farmland. The property is unfurnished and unfortunately, due to location in relation to the boarding kennels, no children or pets are permitted. Rent includes water rates and sewage bills.

****AVAILABLE END OF JULY****

****REGRETTABLY NO PETS OR CHILDREN ALLOWED DUE TO PROXIMITY TO BOARDING KENNELS****

EPC: Band C.

COUNCIL TAX: Band B = £1,781.83 for 2024/25

ENERGY: Mains electric - shared Oil fired heating.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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