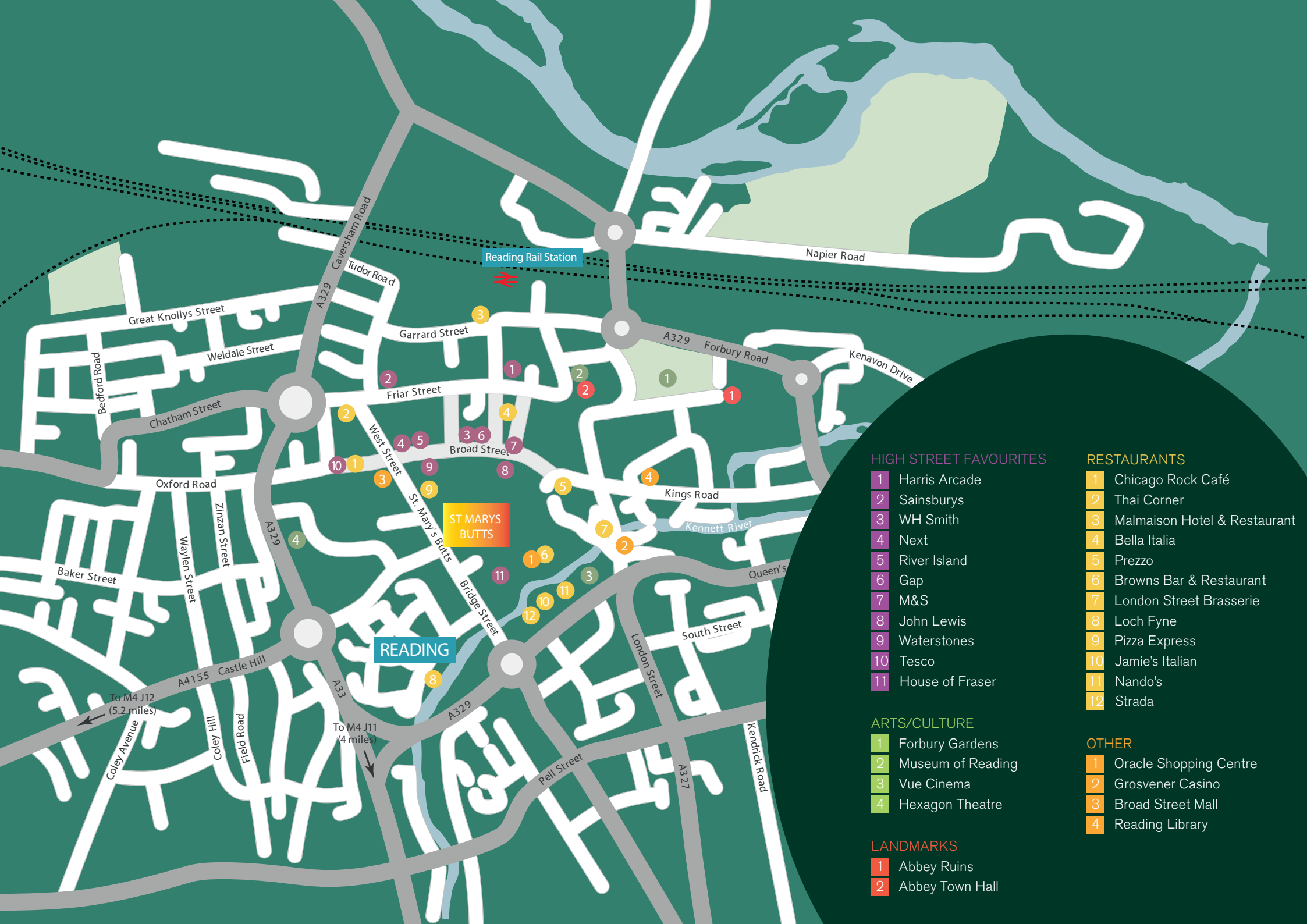




**Flat 3, 59 ST MARYS BUTTS, READING, RG1 2LG**

To Let— £ 1,350 pcm + Agency Fees



**HIGH STREET FAVOURITES**

- 1 Harris Arcade
- 2 Sainsburys
- 3 WH Smith
- 4 Next
- 5 River Island
- 6 Gap
- 7 M&S
- 8 John Lewis
- 9 Waterstones
- 10 Tesco
- 11 House of Fraser

**ARTS/CULTURE**

- 1 Forbury Gardens
- 2 Museum of Reading
- 3 Vue Cinema
- 4 Hexagon Theatre

**LANDMARKS**

- 1 Abbey Ruins
- 2 Abbey Town Hall

**RESTAURANTS**

- 1 Chicago Rock Café
- 2 Thai Corner
- 3 Malmaison Hotel & Restaurant
- 4 Bella Italia
- 5 Prezzo
- 6 Browns Bar & Restaurant
- 7 London Street Brasserie
- 8 Loch Fyne
- 9 Pizza Express
- 10 Jamie's Italian
- 11 Nando's
- 12 Strada

**OTHER**

- 1 Oracle Shopping Centre
- 2 Grosvenor Casino
- 3 Broad Street Mall
- 4 Reading Library

## Property description

Newly renovated first floor apartment set in the heart of Reading Town Centre and providing good access to the Oracle Shopping Centre and Reading Train Station. The property benefits from gas central heating and is finished to a high specification. The property is conveniently situated on the door step of St Marys Butts Bus Stop.

## Living Room / Kitchen

Contemporary styled high-gloss fitted kitchen , Stainless steel under mounted sink with a feature chrome mixer tap, Built in appliances with integrated fridge/freezer, brushed stainless steel Lamona fan assisted single oven and gas hob. Soft close doors and drawers. Cream tiled area to kitchens.

Living room—Terrestrial television and Sky points to living rooms and bedroom (subject to subscription with supplier). Laminate flooring.

## Bedrooms

Contemporary finishing. Neutral brown colour carpets. Sky Points. Telephone Point.

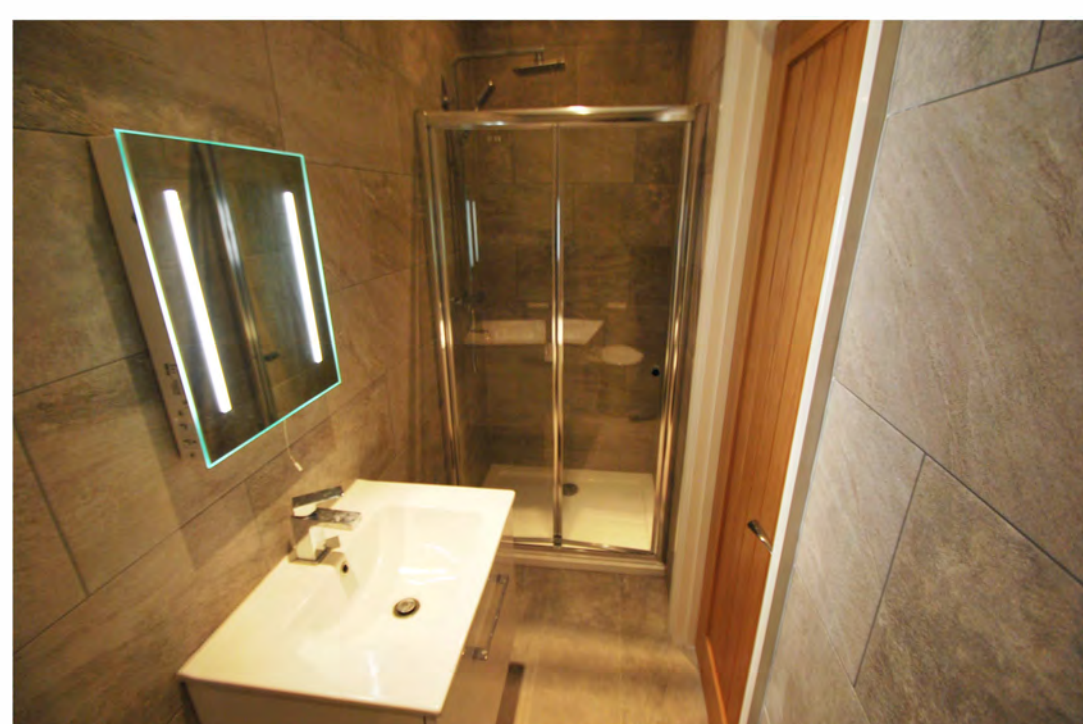
## Bathroom

Wall mounted WC , concealed cistern and push button dual flush ,White bath with glass hinged bath screen and chrome shower mixer, Chrome finish heated towel rail ,Energy efficient down lighters to ceiling ,chrome basin tap, Bathrooms benefits from full height tiling around bath and tiling up to the vanity unit with ceramic tiles to the floor, LED backlit mirror.

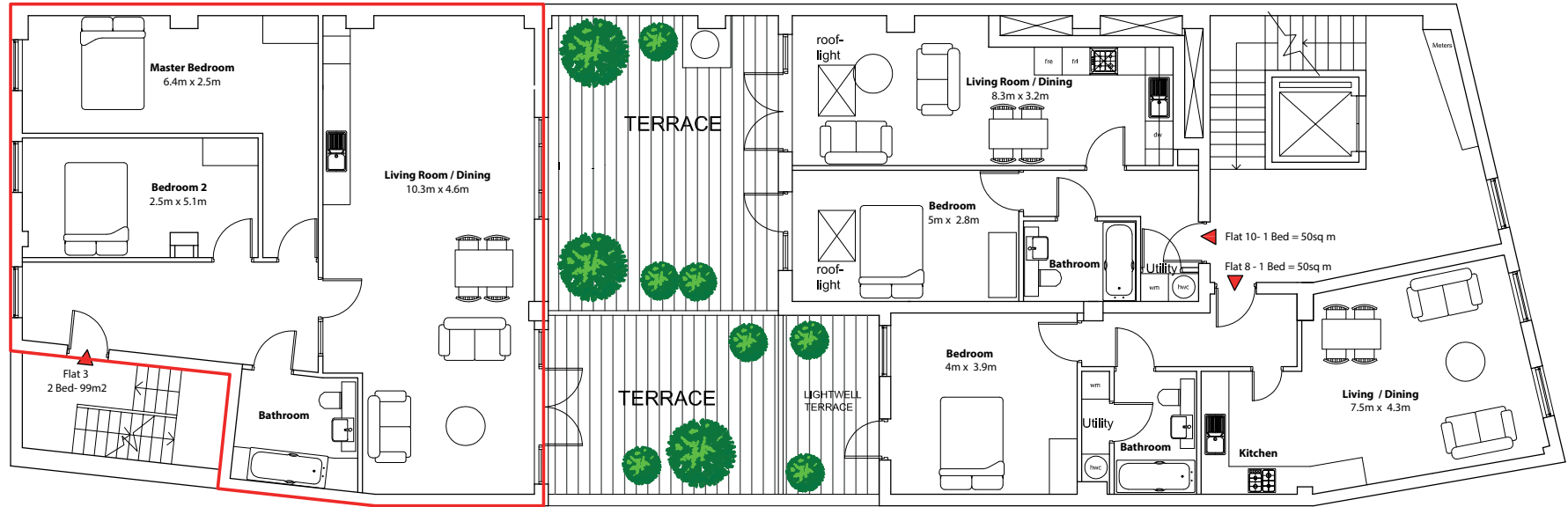
## Other

Video entry system, Oak effect internal doors with chrome finishing and chrome power plugs Double Glazing throughout, Individual meters for utility. Communal terrace.

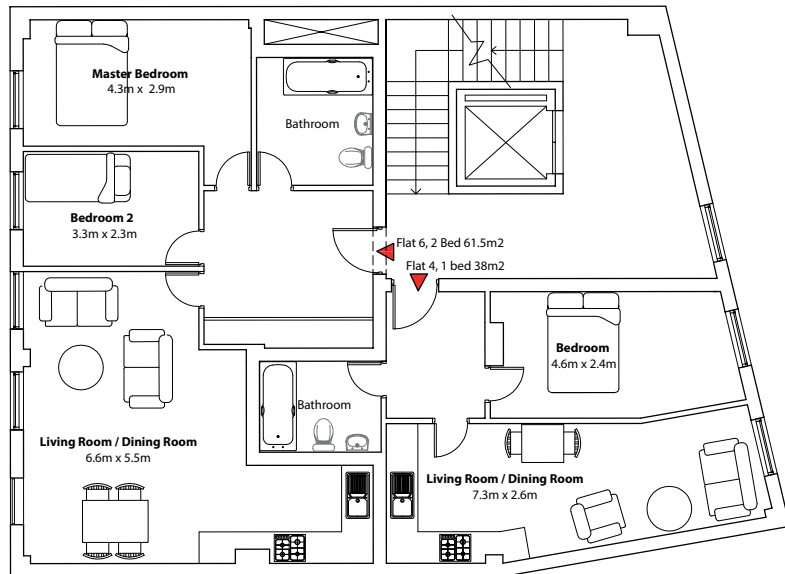




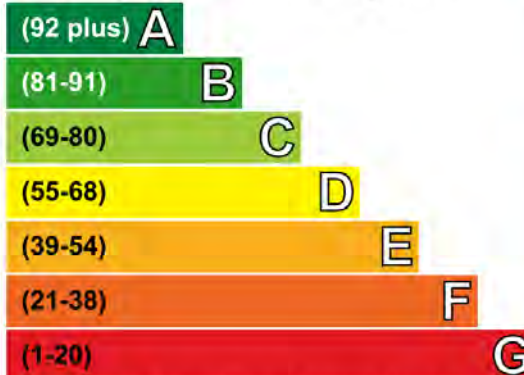
# FIRST FLOOR



# 2ND FLOOR



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	75

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

11-12 Gun Street, Reading, Berkshire RG1 2JR  
Tel: 0118 959 0001 | Fax: 0118 958 8080 | E-mail: imran@qgres.co.uk

[www.queensgateresidential.co.uk](http://www.queensgateresidential.co.uk)  
Residential Estate Agents and Property Managers of Distinction