

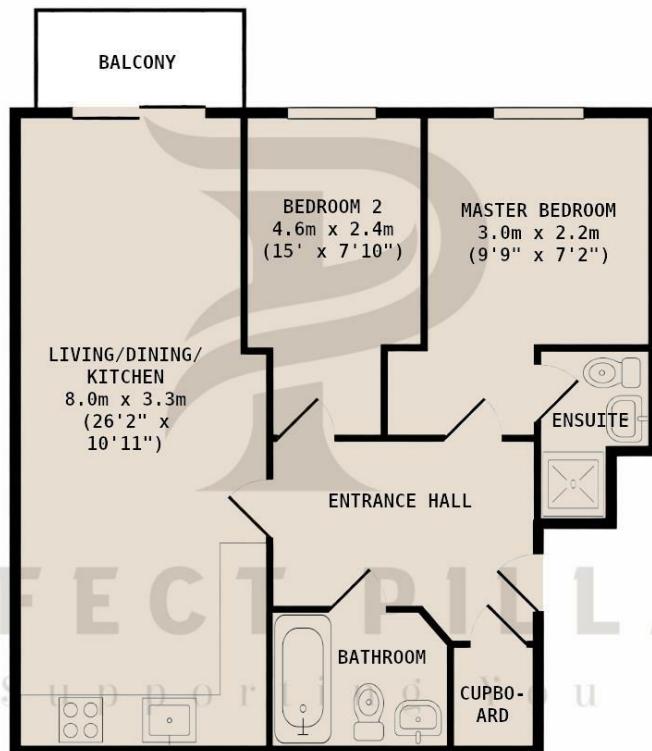


## Flat 22, Projection West Merchants Place, Reading, RG1 1ET

Asking price £280,000

- Modern two bedroom city centre apartment
- Private balcony accessible from living room
- Direct Elizabeth Line access to London
- Master bedroom with private en suite
- Concierge service and secure entry
- Lift access to all floors
- Open plan living and dining area
- Short walk to Reading Station
- Close to The Oracle and riverside dining

# PERFECT PILLARS



## Directions

## Viewings

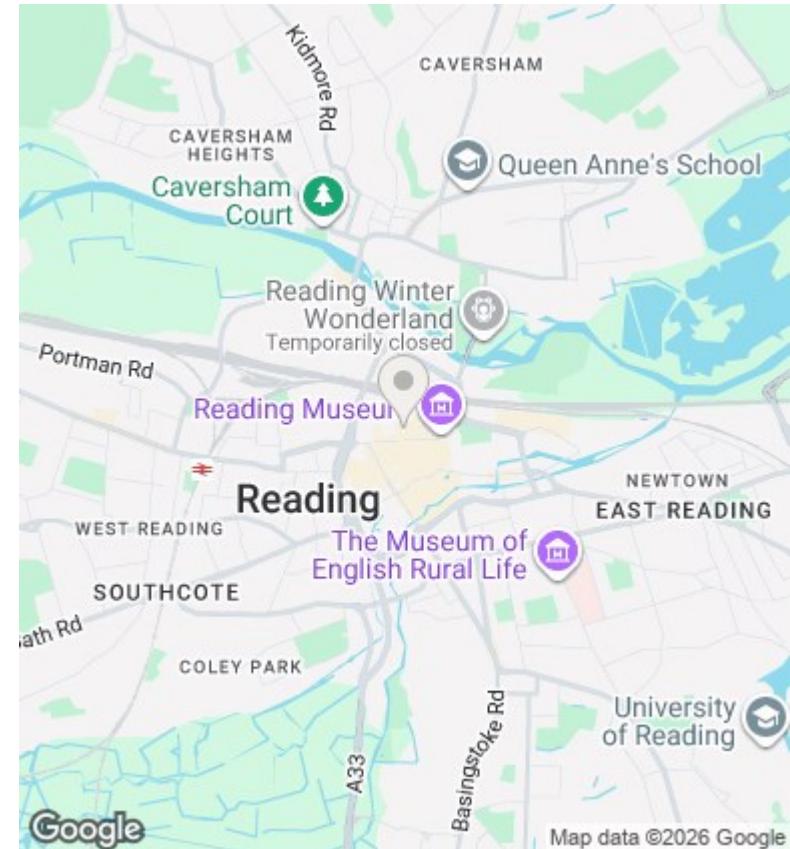
Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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		