



Flat (EPC Rating:)

# FLAT 8, FOLEY HALL 58-60 LONDON ROAD, READING, RG1 5AS

Per month

## £1,000 Per

### FEATURES

- Cosy 1-bedroom flat
- Spacious reception room
- Compact 301 sq ft space
- Close to Reading amenities
- Charming period features
- Modern bathroom fittings
- Convenient London Road location
- Ideal for singles or couples



# 1 Bedroom Flat located in Reading

Nestled on the bustling London Road in Reading, this charming flat offers a delightful blend of character and modern living. Spanning an efficient 301 square feet, the property is perfect for individuals or couples seeking a cosy yet functional space.

The flat features a well-appointed reception room that serves as a welcoming area for relaxation or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring restful nights. The bathroom is conveniently located and equipped with essential amenities, catering to your daily needs.

Built in 1910, this property boasts a sense of history and charm, with architectural details that reflect its era. Its prime location on London Road means you are just a stone's throw away from a variety of local shops, cafes, and transport links, making it an ideal base for those who wish to explore the vibrant city of Reading.

Call us on

Council Tax Band

B

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

