



**Forbury Road  
Reading, Berkshire RG1 3JJ**

**£1,700 PCM**

**NEA LETTINGS:** Set within this sought after waterside development in the heart of Reading is this spacious third floor apartment. The property boasts generous living space that consists of two double bedrooms, two bathrooms (one ensuite), modern semi open plan kitchen and a 20' living room. Parking for one car. St James Wharf is only moments from the center of town and Reading mainline station with its fast links to London. EPC RATING D.

**DISCLAIMER:** These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

- NEA Lettings
- Third floor apartment
- Furnished
- Parking for one car
- EPC rating D
- Central Reading location
- Two double bedrooms
- Waterside development
- Council tax band D
- Available immediately

## Communal entrance

The communal entrance has post boxes, staircase, lift and door to secure parking.

## Bathroom

7'1 x 6'5 (2.16m x 1.96m)



## Hallway

A good sized hallway with wood flooring, cupboard housing hot water cylinder and doors to all rooms.

## Bedroom one

14'2 x 11'10 (4.32m x 3.61m)



A light airy room with a window to the front, carpeted, ample fitted wardrobes and door to the en suite. Furniture includes a double bed and two bedside cabinets.

## En suite

5'3 x 4'10 (1.60m x 1.47m)



Comprising of a shower cubical, wash hand basin, WC, tiled floor and part tiled walls.

A modern bathroom comprising of a paneled bath, wall mounted shower, wash hand basin and WC. Tiled floor, tiled walls and extractor.

## Living room

20'8 x 13'9 (6.30m x 4.19m)



A light and airy living room with wood flooring, window to the front and open plan to the kitchen. Furniture includes a dining table and four chairs, 2 sofas and two bookshelves.

## Kitchen

9'5 x 7'10 (2.87m x 2.39m)



A good sized kitchen comprising of ample wall and base units and work surfaces, an inset sink and drainer. Appliances include four ring hob with extractor, oven, fridge freezer, washing machine and dishwasher. Wood flooring, window to the rear and open plan to the kitchen.

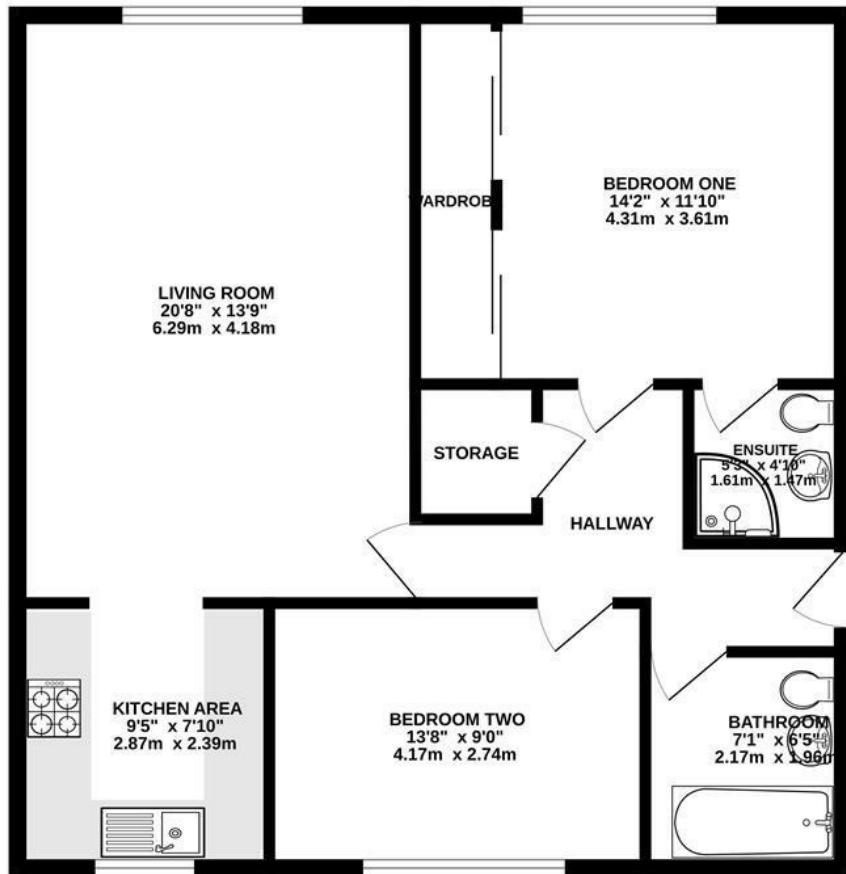
## Bedroom two

13'8 x 9'0 (4.17m x 2.74m)



Offering views to the rear and the Reading skyline is this good sized carpeted double bedroom. Furniture includes a double bed, one bedside cabinet, large wardrobe, chest of drawers and desk.

**THIRD FLOOR**  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx

**TOTAL FLOOR AREA: 776 Sq. Ft. (71.2 Sq. M.) APPROX.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs                     |  |                         |   |
| (92 plus) A   |  |                         |   |
| (81-91) B   |  |                         |   |
| (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 |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential   |
| (92 plus) A   |  |                         |   |
| (81-91) B   |  |                         |   |
| (69-80) C   |  |                         |   |
| (55-68) D   |  |                         |   |
| (39-54) E   |  |                         |   |
| (21-38) F   |  |                         |   |
| (1-20) G  |  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |   |
| England & Wales   |  | EU Directive 2002/91/EC |  |

