



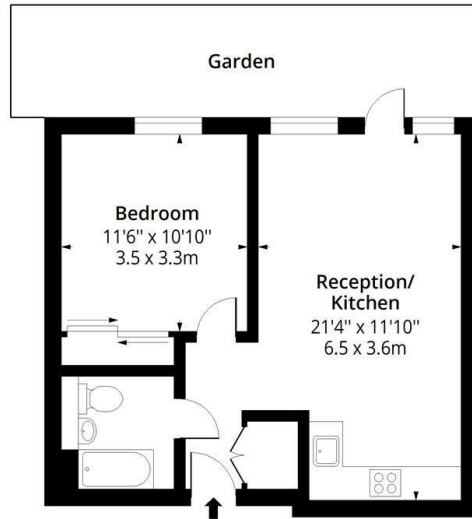
## Flat 101, 55 Flagstaff Road, Reading, RG2 6DJ

£1,500 Per month

- One double bedroom
- 24-hour concierge
- State-of-the-art gym
- Car parking space included
- Furnished

# Flagstaff Road, Bankside Gardens, RG2

Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M



## First Floor

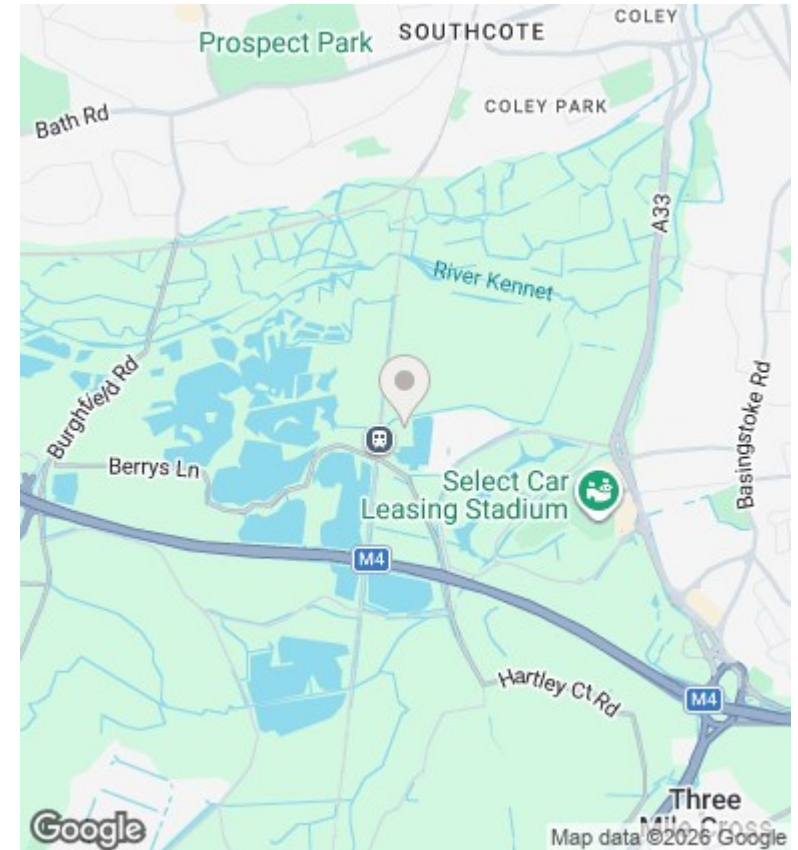
Floor Area 487 Sq Ft - 45.24 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 18/4/2024



## Directions

## Viewings

Viewings by arrangement only. Call 0208 075 4927 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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	