



## Maltings Place , Reading, Berkshire RG1 6QG

**£1,200 PCM**

NEA LETTINGS: This well-presented second floor, one double bedroom apartment offers convenient and modern living in a central location, just moments from The Oracle Shopping Centre and within a short walk of Reading Mainline Railway Station. The property comprises a fitted kitchen, shower room, a spacious and bright living room with a dedicated dining area, and a generous double bedroom.

Further benefits include allocated parking. EPC Rating: C

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.

## Maltings Place, Reading, Berkshire RG1 6QG

- NEA Lettings
- Second Floor Apartment
- One reception
- Allocated Parking
- EPC Rating C
- Reading Town Centre
- One Bedroom
- Furnished
- Council Tax C
- Available 1st April

### Living Room

A carpeted large living room with ample space for dining, bay window. Opening to kitchen. Furnishings include two grey sofas, a dining table with four chairs, a bookshelf, TV stand, and coffee table.

### Kitchen

A functional kitchen with tiled-effect flooring, ample worktop space, and a range of base and eye-level units. Appliances include a fridge/freezer, washing machine, microwave, electric oven, hob, and extractor hood.

### Bedroom

A light and well-proportioned double bedroom with fitted wardrobe and carpet throughout. Furnishings include a bed frame, chest of drawers, and mirror, with windows overlooking the front of the property.

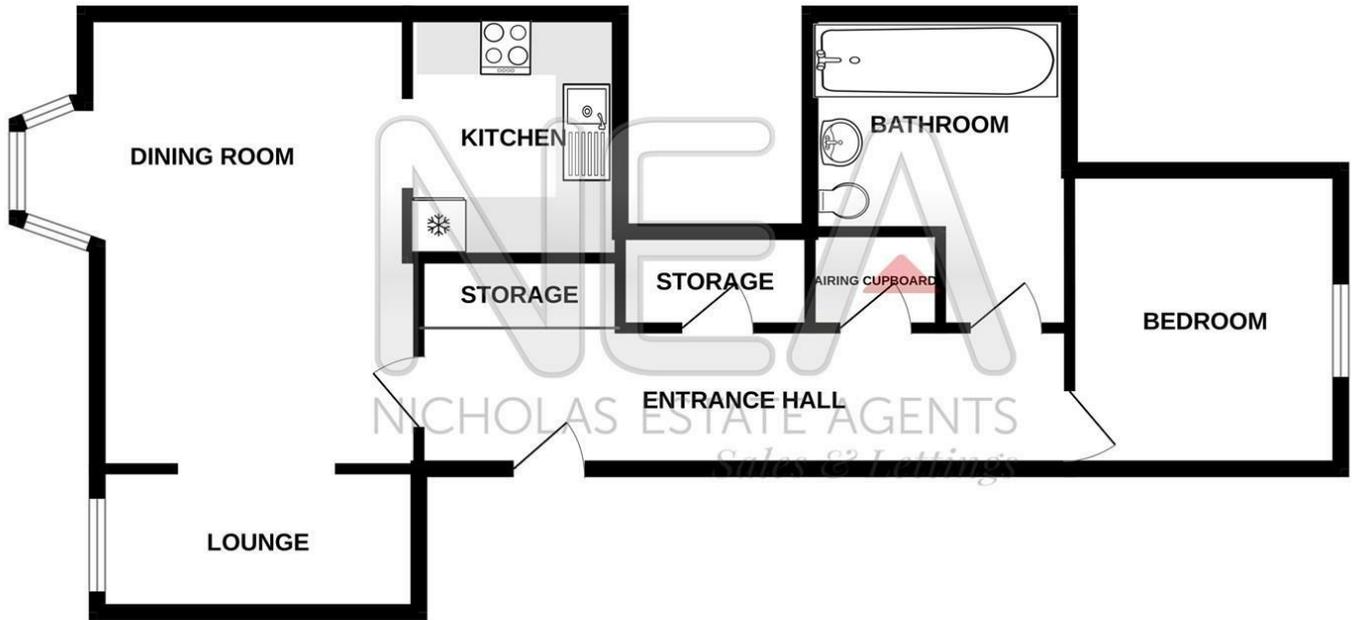
### Bathroom

This generous bathroom, with tiled-effect flooring, features a bath with an overhead shower, a wash hand basin, and a WC.

### Entrance Hall

The welcoming entrance hall provides access to all rooms and includes a storage cupboard, airing cupboard, and built-in shelving.

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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 illustrative 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 as to their operability or efficiency can be given.  
Made with Metropix ©2026

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>73</b></p> <p><b>81</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

