



18E Battle Square, Reading, RG30 1AL
£1,800 Per month

- 3 BEDROOMS
- 2 BATHROOMS
- DOWNSTAIRS WC
- 2 ALLOCATED PARKING SPACES
- PRIVATE GARDEN

VP - Presented to the market is this well presented 3 storey townhouse situated in a popular location close to Reading town centre, Tesco superstore and Reading West train station. The property is also within walking distance of frequent bus services and local shops.

The accommodation comprises of entrance hall, a fitted kitchen, downstairs WC, large living room. On the 1st floor you will find 2 bedrooms with a family bathroom, on the 2nd floor there is a further bedroom with an ensuite and dressing area. Other benefits include 2 allocated parking spaces and private rear garden.

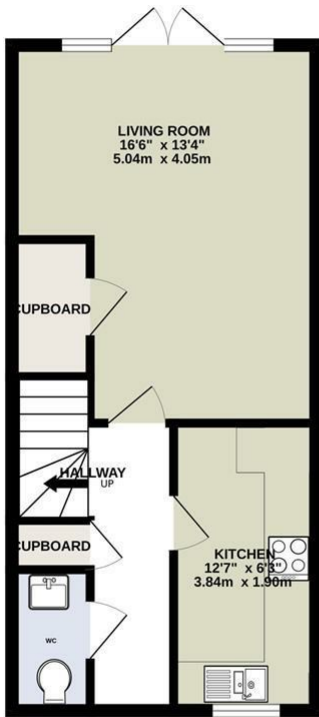


ADDITIONAL INFORMATION

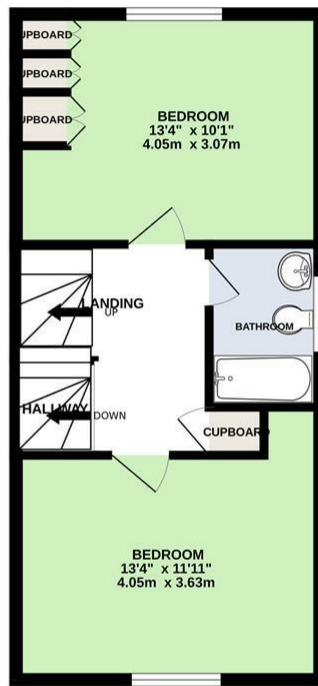
DIRECTIONS

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 79 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

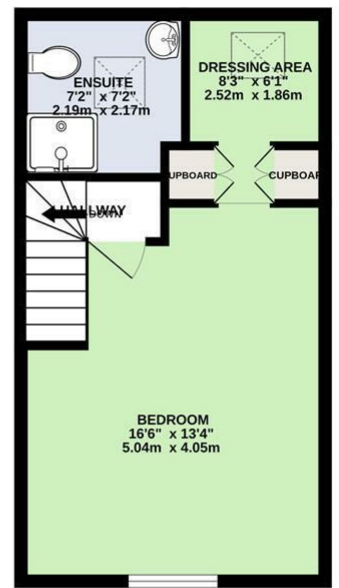
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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.
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