



## A one bedroom apartment to rent in this central Reading

**Garrard House, 30 Garrard Street, Reading, RG1**

£900 pcm plus fees apply, Unfurnished  
Available from 19.08.2020



1 bedroom • Reception/kitchen • Bathroom • Town centre location • Moments from Reading station

### Local Information

Centrally located and less than a mile from the property brings you to the Oracle Centre, here major stores can be found together with specialist retailers. Reading is known for its annual music festival and has a vibrant entertainment scene all year round. Reading is also a great centre of learning, from its famous University to many top scoring OFSTED schools. When it comes to unwinding, long walks or cycle rides along the Thames path are a perfect way to spend a Sunday, and nothing can beat a long summer's day around Caversham Lakes, home to prestigious rowing and sailing clubs.

Nestled in the Berkshire countryside, Reading is surrounded by green spaces, so whichever way you choose to explore the local area, you really are spoiled for choice. The transformation of Reading will make it an ever more popular choice for commuters into London. It's less than half an hour into Paddington, one of London's best connected Stations.

### About this property

A one bedroom apartment to rent in this centrally located building; less than a mile from Reading train station with fast frequent services to London Paddington, from 26 minutes.

NB - Additional cost of £50 per calendar month to be paid to

cover water and electricity during the whole tenancy.

### Furnishing

Unfurnished

### Local Authority

Reading Borough Council,

Reading

Council Tax Band = C

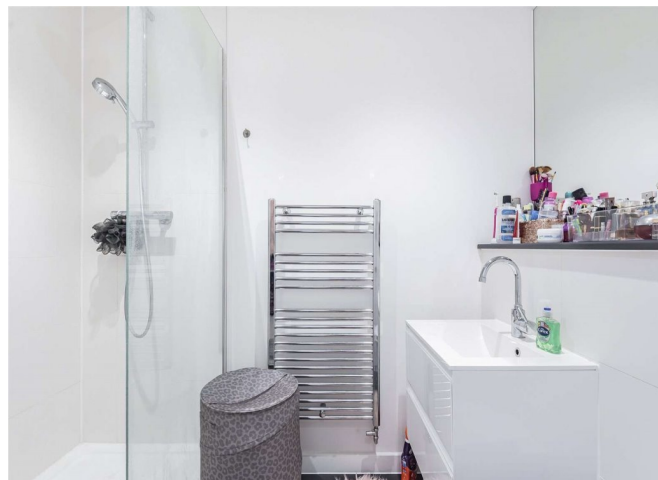
### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Reading Lettings Office.

Telephone: +44 (0)1189 520 544.

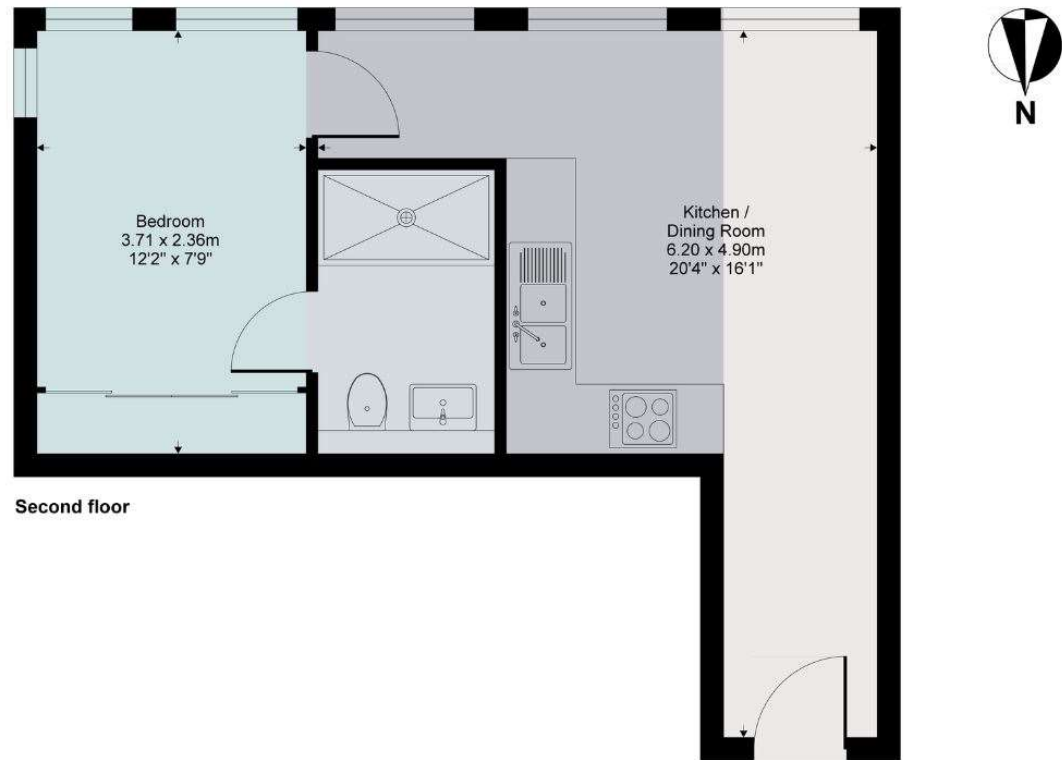





Garrard House, 30 Garrard Street, Reading, RG1  
Gross Internal Area 330 sq ft, 31 m<sup>2</sup>


Garrard Street, Reading, RG1

Approximate Area = 330 sq ft / 31 sq m  
For identification only - Not to scale



Second floor

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 628347

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

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://savills.co.uk/applicant-guide).  
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