



First Floor two bedroom apartment with parking situated within a gated development in Spencers Wood village.

**Marlborough House, Basingstoke Road, Reading, RG7**

£1,000 pcm plus fees apply,  
Available from 02.12.2019





2 Bedrooms • Allocated parking • Generous storage • Easy network links to Reading and M4 • Village location • Gated development

#### Local Information

Spencer's Wood is a village in the civil parish of Shinfield, Berkshire, England, 4 miles (6.4 km) south of Reading. The village of Three Mile Cross adjoins it to the north. To the west lies the village of Grazeley.

Spencer's Wood has a wonderful range of amenities within the village itself such as local shops, bakery, chemist and garages all within a short distance of Marlborough House. Spencer's Wood really is the best of both you have the village feel with the benefits of an easy commuting life.

#### About this property

Two double bedroom first floor apartment with parking benefitting from open plan kitchen living/dining room space and a fabulous breakfast bar area. Th

Marlborough House is a elegant gated development offering a collection of 15 apartments in the desirable Spencer's Wood village, and is located within walking distance to local shops and easy commute to Reading town centre and M4.

#### Parking

Allocated parking behind gates & private secure bike storage

NB-Photos are from the show home and may not be an exact representation of the apartment size or layout.

#### Furnishing

Unfurnished

#### Local Authority

Woking Borough Council

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Reading Lettings Office.  
Telephone: +44 (0)1189 520 500.





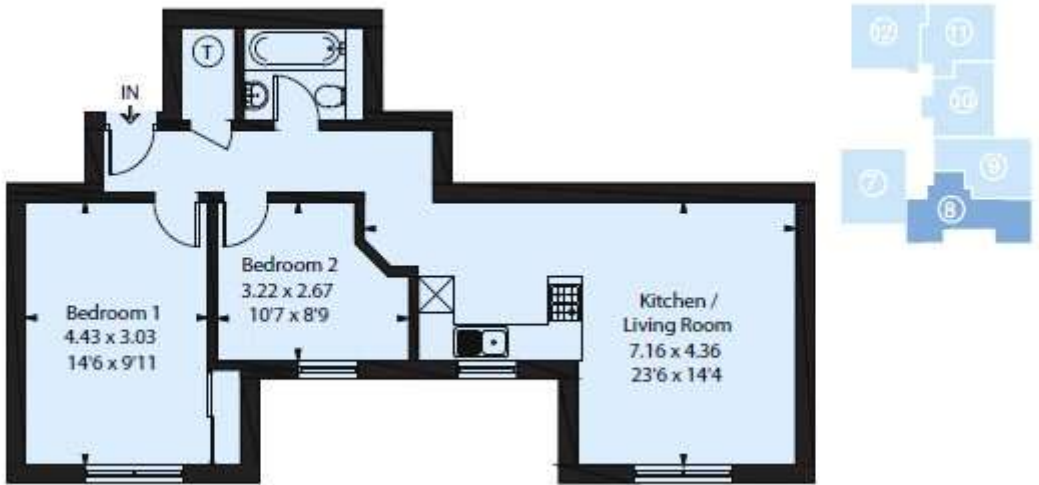



Marlborough House, Basingstoke Road, Reading, RG7  
Gross Internal Area 635 sq ft, 58.5 m<sup>2</sup>

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## Flat 8 FIRST FLOOR



| 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>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  | 50      | 50        |
| (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 to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191115ANGC



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