



A modern 1 bedroom apartment to rent in the newly created development at Kings Road in the centre of Reading.

Kings Road, Reading, RG1

£252.69 pw (£1,095.01 pcm) plus fees apply, Furnished, Unfurnished
Available from 01.07.2019



Brand new • 1 bedroom • Kitchen/reception area • Parking • Central location

Local Information

A short walk 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 modern one bedroom apartment to rent in the newly created development at Kings Road in the centre of Reading.

NB photos used are of alternative units within the development to provide a general overview of the

property available. Specific furnishings is applicable will vary from those shown within the photographs.

Furnishing

Furnished, Unfurnished

Local Authority

Energy Performance

EPC Rating = D

Viewing

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*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](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
Hard copy available on request. . 20191203ANGC

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