



Total Approx. Floor Area 50.5 Sq.M. (544 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2018

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
67	67
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
63	63
England & Wales EU Directive 2002/91/EC	



## Basingstoke Road Reading, RG2 0EN

**Price £795 pcm To Let**

- Recently Decorated
- Council Tax Band B (£1478pa)
- Central Location
- First Floor
- Furnished
- EPC Rating: 67

419 Oxford Road Reading Berkshire RG30 1HA  
 Sales: 01189 584242 | Lettings: 01189 508899  
 Email: [admin@readingestateagent.com](mailto:admin@readingestateagent.com) <http://www.readingestateagent.com>





**Immaculate One Bedroom Flat**

**Central Location**

**First Floor**

**Furnished**

**Recently Decorated**

**Council Tax Band B**

**EPC: 67**

A first floor one bedroom flat in immaculate condition available to rent immediately. Property benefits from new carpets throughout, gas central heating, double glazing throughout, large living area and within easy reach of the town centre and key transport links. Viewing highly recommend.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.