



Affitto Estate Agents are proud to offer to the market this TWO BEDROOM, TWO BATHROOM FULLY FURNISHED, EXECUTIVE APARTMENT WITH CORNER BALCONY AND PARKING at Riverside View. The apartment is available to view and move into immediately.

The property benefits from fantastic views, being the top floor penthouse apartment and having a spacious corner balcony. This property comprises of a large open plan lounge/kitchen area, two double bedrooms, a modern, newly fitted bathroom, an additional en-suite room and secure parking space.

The lounge/kitchen is of a large size and incorporates brand new fitted wall and base units which provide ample storage capacity. An electric hob and oven is included too, as well as an integrated fridge/freezer, dishwasher and a washing machine. The lounge offers a two-seater settee, a coffee table, TV stand and dining table with chairs. Lounge area provides an access to spacious, corner balcony with amazing river views.

Both bedrooms are of a good double size and offer ample space for storing all required furniture items such as beds, wardrobes and drawer units. The master bedroom comes complete with a stylish and contemporary en-suite bathroom which is inclusive of a full-length fitted shower cubicle, a W/C, hand wash basin and heated towel rail.

Finally, the main bathroom finishes off this property nicely and incorporates a full-size bath tub with a shower attachment, a W/C and modern vanity unit with storage.

Reading Riverside is a unique collection of contemporary private apartments. Take a leisurely stroll into Reading town centre for shopping or nightlife, or benefit from its mainline train station and easy access to the M4. Reading Riverside sits on the banks of the River Kennet offering a place of tranquillity away from the everyday hustle and bustle.

Deposit: £2,100

Holding Deposit: £484.61

Parking options: Off Street



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	83	83		86	86
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)