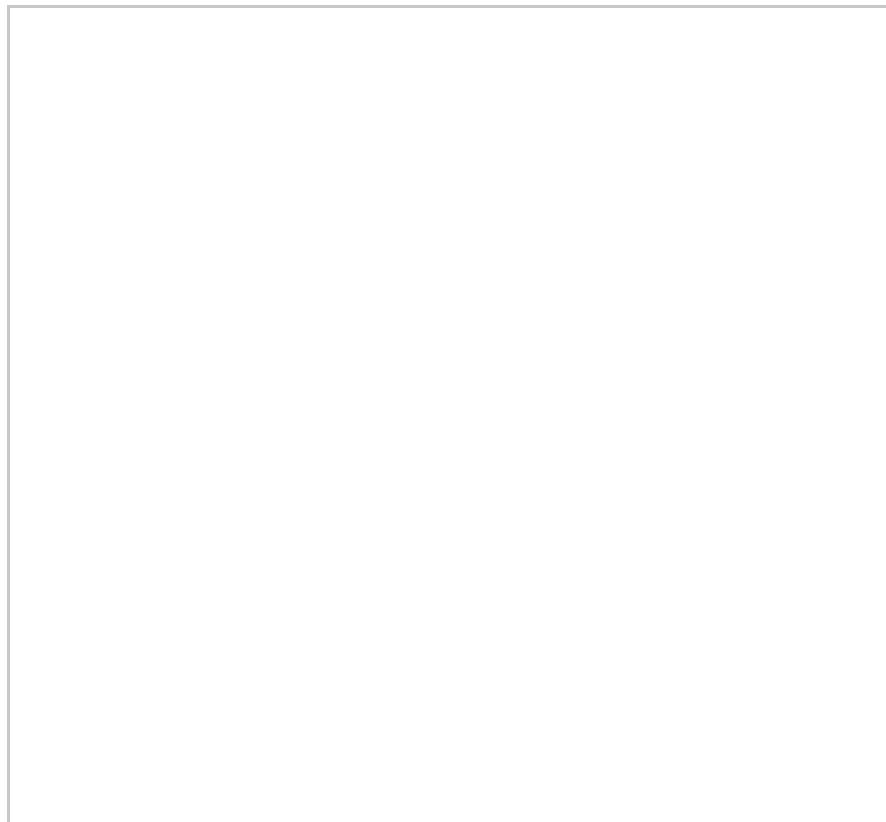


Flat 3, 13 Western Elms Avenue  
, Reading, RG30 2AL  
£1,400 Per Month



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Located just off the Oxford Road and within a couple of minutes walk to Reading West train station lies this larger than average, newly refurbished, new carpets throughout, part furnished 2 bedroom flat.

Freshly decorated throughout and commanding the entire top level of the property, access is gained from the driveway through the communal stairwell to private landing area.

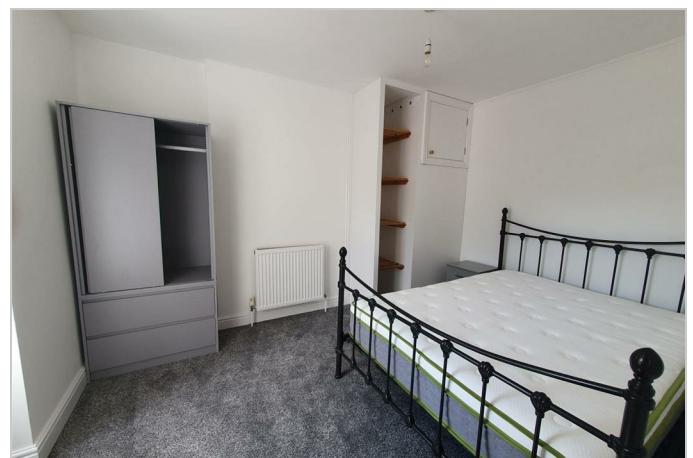
Lounge/kitchen with fitted kitchen including fridge/freezer and new oven, dining table plus large sofa.

Hallway laid leads to Bedroom 1 with double bed (new mattress), wardrobe and bedside cabinets.

Steps down lead to smart refurbished bathroom with shower over bath.

At the back of the property lies the Master bedroom with double bed (new mattress), wardrobes and bedside cabinets.

AVAILABLE IMMEDIATELY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.