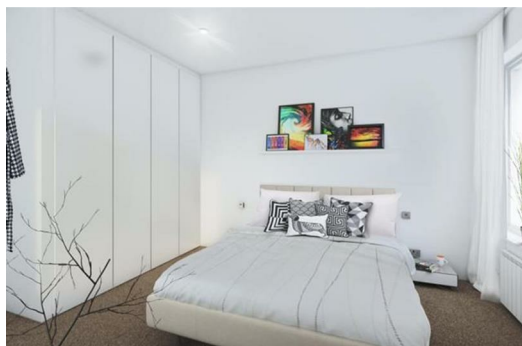




**Garrard Street, Reading  
Berkshire RG1 1NR  
Asking Price £495,000**

You can add further information about your property.: A brand new three bedroom ground floor split-level duplex apartment in the heart of Reading Town Centre, situated very close to Reading Mainline Station. 'Garrard House' comprises of a mixture of contemporary apartments exclusively designed for today's busy professional providing an innovative layout complimented by a high quality specification throughout. The property has an open-plan kitchen/lounge, en-suite shower room to the master; two further bedrooms and a family bathroom. This is an ideal investment purchase with Crossrail coming to Reading in the near future. The property will be completing in March 2016.





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	

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