NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Cavendish Road
Emmer Green, Reading, Berkshire RG4 8XY

£1,100 Per Calendar Month

NEA LETTINGS: Set within this modern development, only moments away from Emmer Green shopping, that offers views over the communal gardens is this modern and stylish one bedroom apartment. The property offers a good sized living room with an open plan kitchen, double bedroom and a modern bathroom. In addition there is an allocated parking space. EPC RATING C.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Cavendish Road, Reading, Berkshire RG4 8XY

- NEA Lettings
- Modern apartment
- 1st floor
- Off road parking
- EPC rating C
- Emmer Green
- One double bedroom
- Furnished
- Council tax band B
- Available 1st December

Communal entrance
A good sized communal entrance with stairs to the first floor.

Hallway
Good sized entrance hall with wood flooring and doors to bedroom, bathroom and living room.

Living room
12'9" x 11'8" (3.89 x 3.56)
A very good sized, carpeted living room, open to the kitchen with Juliet balcony overlooking rear of the property. Furniture includes sofa, coffee table, 2 side tables, dining table & 3 chairs.

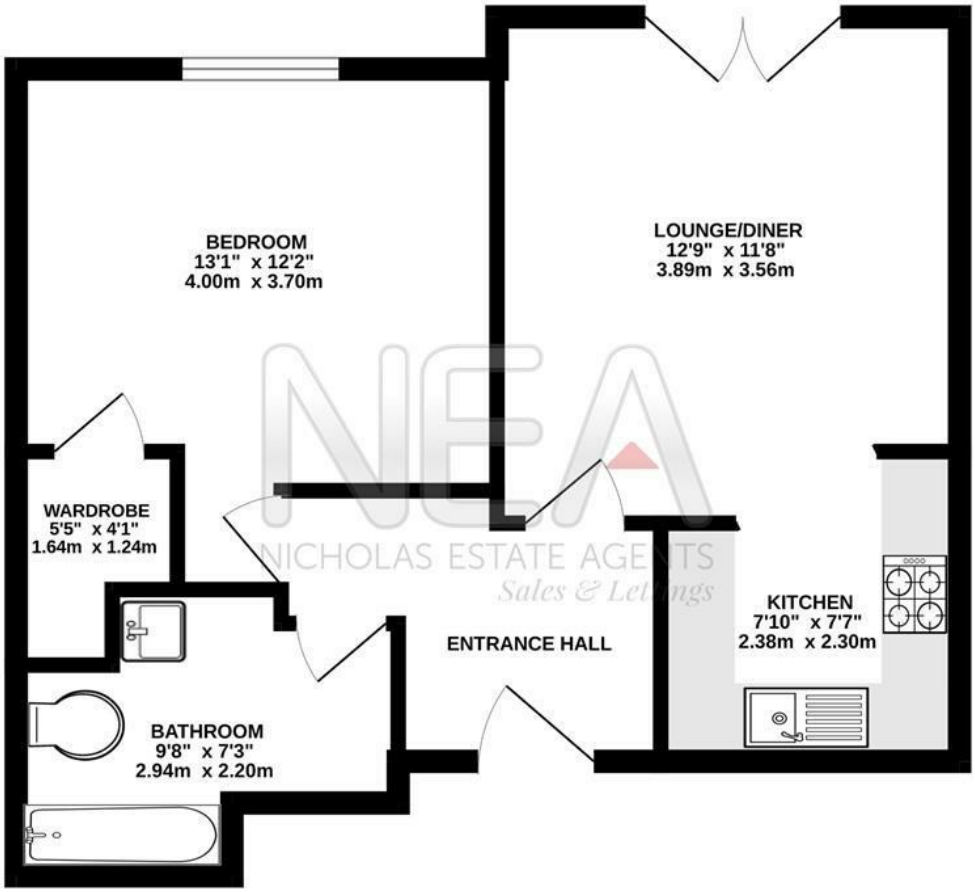
Kitchen
7'9" x 7'6" (2.38 x 2.3)
A good sized kitchen with ample floor and eye level units, a good amount of work surfaces, built in oven, hob, extractor, washing machine, dishwasher and fridge with freezer compartment.

Bedroom
13'1" x 12'1" (4 x 3.7)
A very spacious, carpeted double bedroom with built in wardrobe and a large window overlooking the side of the property. Furniture includes a double bed & mattress, chest of drawers and two bedside cabinets.

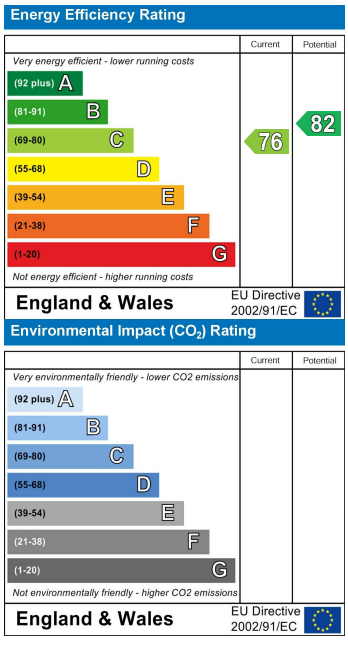
Bathroom
9'7" x 7'2" (2.94 x 2.2)
A modern and well presented bathroom with WC, sink and bath with shower.

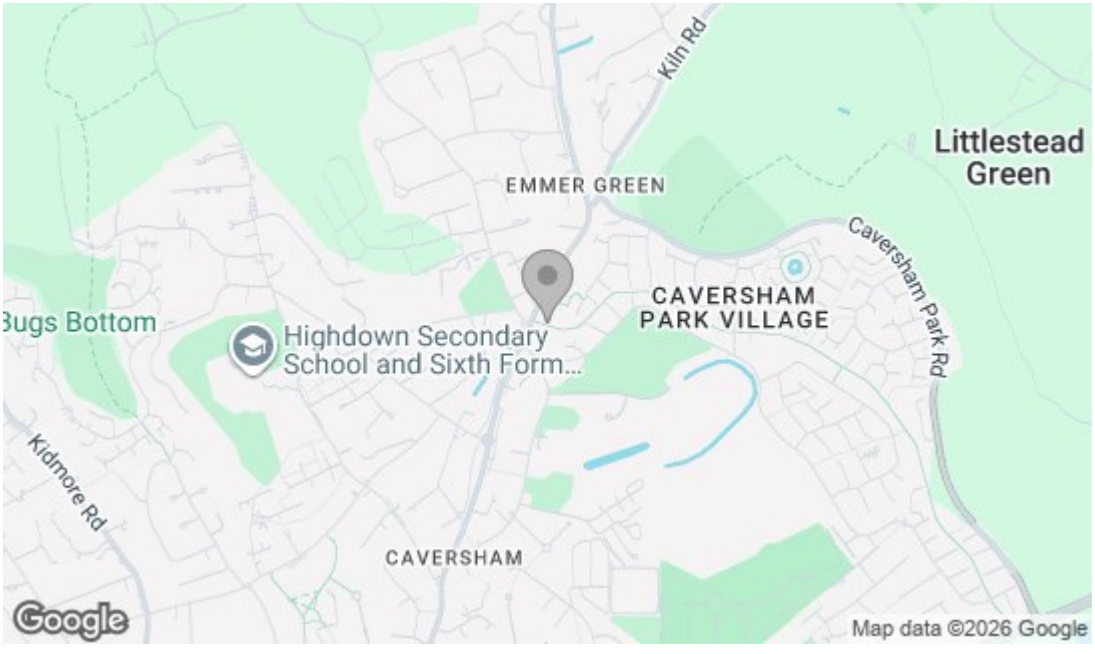
Communal garden
There is a communal garden to the rear of the property.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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