



**Elliotts Way
Caversham, Reading, Berkshire RG4 8BF**

£1,500 PCM

NEA LETTINGS: A beautifully presented, unfurnished two-bedroom first-floor apartment, ideally located close to Reading town centre and the mainline railway station. Set in tranquil surroundings overlooking the River Thames, the property enjoys stunning views across Christchurch Meadows. The accommodation comprises an entrance hallway leading to a spacious living room with access to a private balcony, a modern fitted kitchen, two well-proportioned double bedrooms and a contemporary shower room. Further benefits include one allocated parking space and secure bicycle storage. Recently refurbished throughout in January 2026, this superb apartment is ideally suited to a professional individual or couple seeking an excellent location combined with peaceful surroundings and exceptional views. EPC Rating C.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

- NEA Lettings
- Purpose built apartment
- Unfurnished
- Allocated parking for one car
- EPC Rating C
- Caversham
- Two Bedrooms
- **Balcony overlooking Christchurch Meadows**
- Council tax band C
- Available mid February

Entrance Hall

A ????wooden floor?? entrance hall with doors to both bedrooms, shower room and living room. There is secure phone door entry.

Living room



The living room has wooden floors, window to front of property, door to balcony and kitchen, plus built in storage cupboard.

Kitchen



Off the living room is a square kitchen with tiled floor and window to front overlooking Christchurch Meadows. The kitchen has plenty of storage and workspace, appliances include a 5 ring gas hob with extractor, electric oven, washing machine, slimline dishwasher, tall fridge/freezer.

Balcony

Off the living room is a small balcony with views across Christchurch meadows, perfect for a morning cup of tea.

Bedroom One



This is a double bedroom with wooden floors and window to front.

Bedroom Two



This is a smaller double bedroom with wooden floors and window to front.

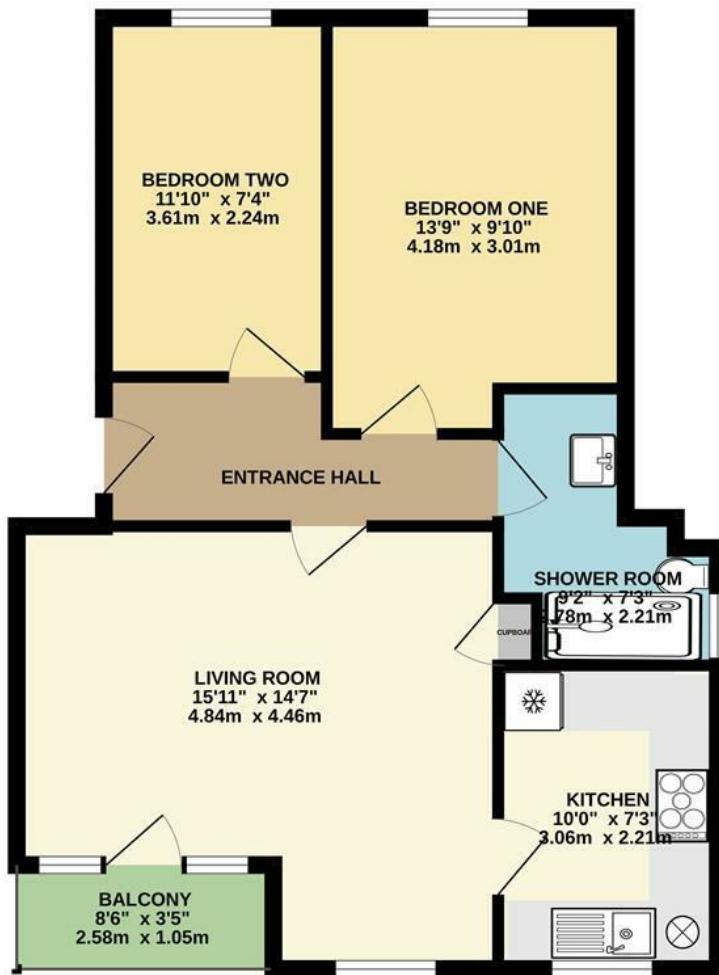
Shower room



A tiled shower room with WC, sink, large walk-in shower, radiator, mirrored storage cabinet, frosted window to side.

Communal areas

There is parking for one car and a few visitor parking spaces.
There is also a secure bike & bin store. There is a bridge next to the block with direct access to Christchurch Meadows.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

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 is for information 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 is given to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

