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









Cardinal Close
Caversham, Reading, Berkshire RG4 8BZ

£1,350 PCM

NEA LETTINGS: A well-presented first floor, purpose-built two bedroom apartment, ideally situated in a peaceful development just moments from the River Thames and the beautiful Christchurch Meadows. Reading mainline railway station, with its fast services to London Paddington, is within a comfortable 10-minute walk, making this an excellent choice for commuters. The accommodation comprises a spacious living/dining room with access to a private balcony, a modern fitted kitchen, two generous double bedrooms, and a contemporary bathroom. Residents also benefit from beautifully maintained communal gardens and permit parking. 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.

Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- 1st floor apartment
- Part Furnished
- Permit parking
- EPC Rating C
- Caversham
- Two bedrooms
- Balcony with views to Thames River
- Council Tax Band C
- Available 30th September

Living Room/Dining Room
14'9" x 9'10" (4.5m x 3.0m)



A light and airy carpeted living room with glass sliding doors which open onto private balcony which over looks the Thames. Doors to kitchen and hallway. Furniture includes 1 x sofa, 1 x footstool & 1 TV stand.

Kitchen
14'9" x 6'6" (4.5m x 2.0m)



Great size kitchen with breakfast bar with two stools. With a sink under the window plus plenty of storage cupboards and work space plus larder cupboard. Appliances include washing machine, fridge freezer, oven with 4 ring hob and extractor.

Bedroom One
9'2" x 8'2" (2.8m x 2.5m)





A carpeted double bedroom with built in wardrobes. Furniture includes 1 x double bed and 2 x bedside cabinets and chest of drawers.

Bedroom Two
10'2" x 8'10" (3.1m x 2.7m)





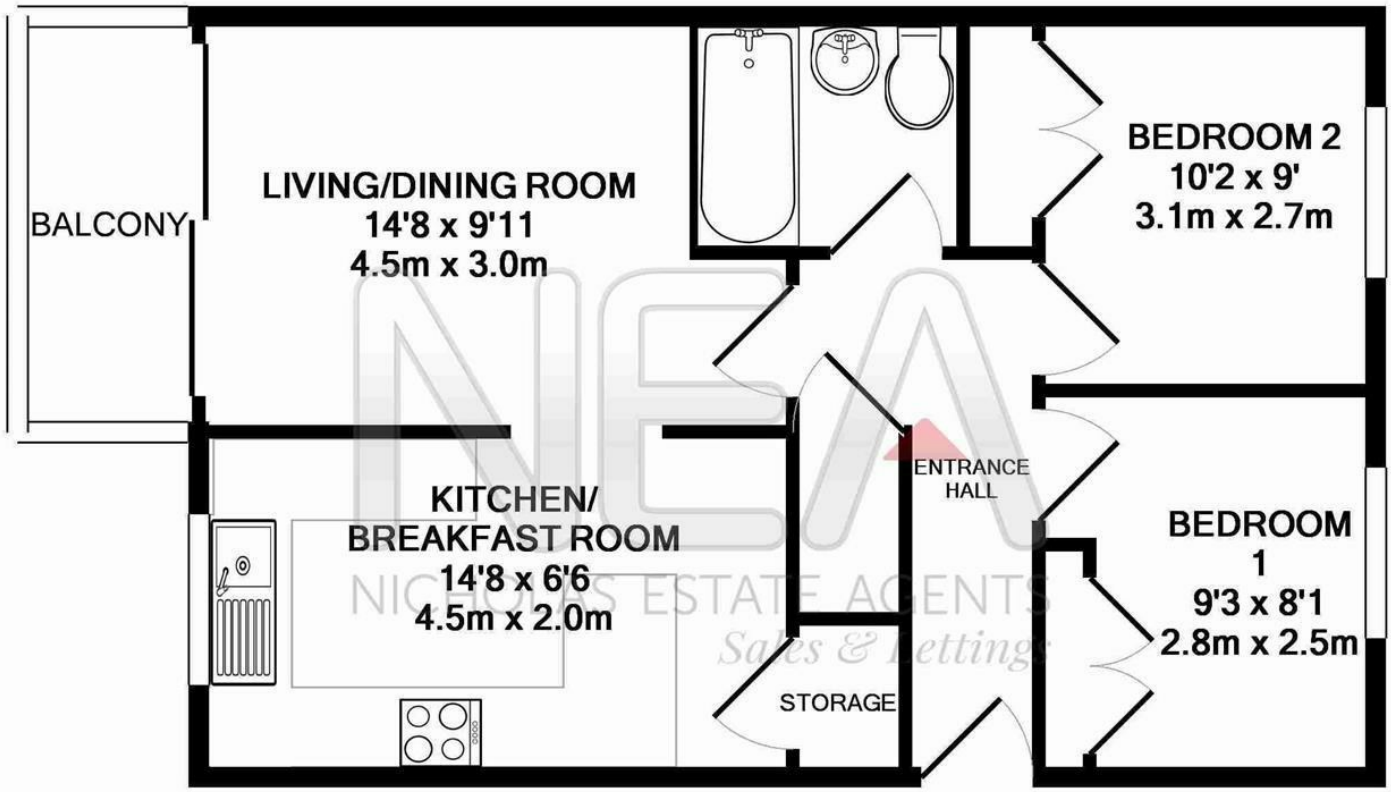
A double carpeted bedroom, with built in wardrobe. Furniture includes a desk.

Bathroom



A three white piece suite, bath with shower unit over bath, WC and sink.

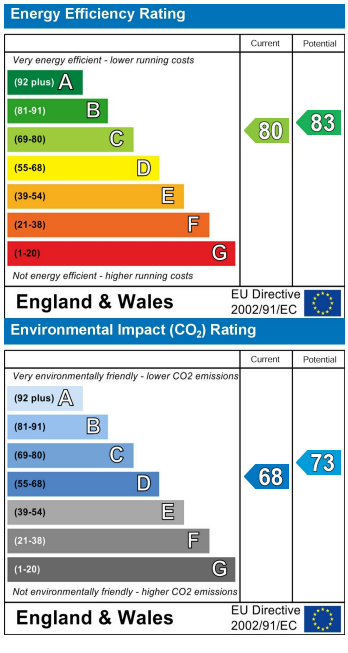
Balcony
An added bonus with this property is the private balcony, lovely for warm weather and views of the Thames.

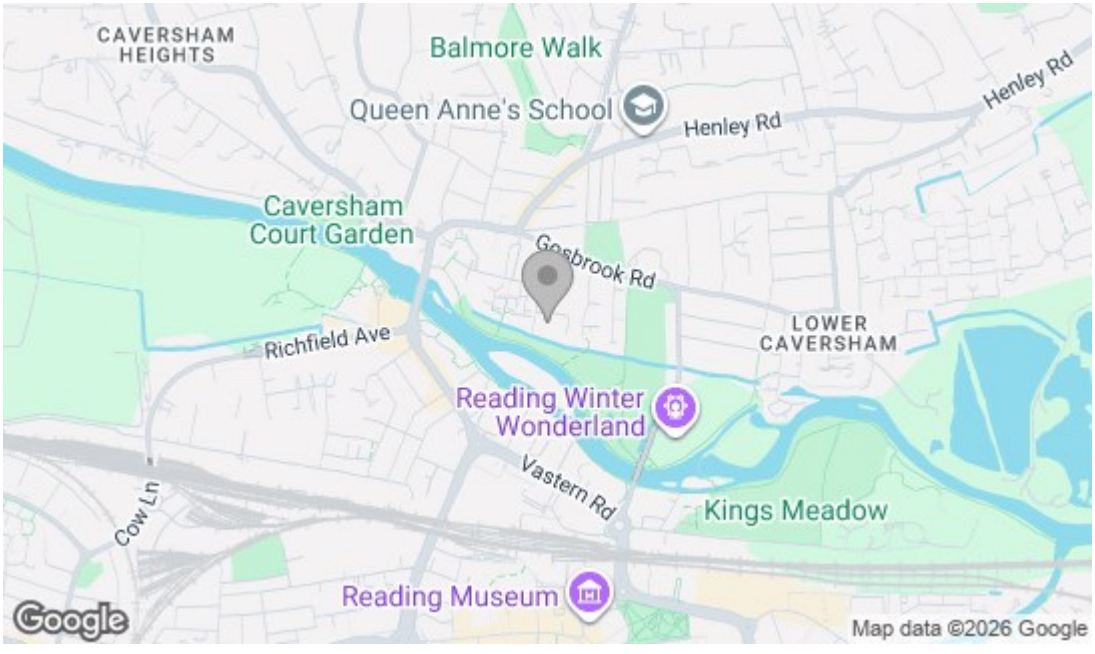


TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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