



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**Napier Road  
, Reading, Berkshire RG1 8AG**

**£1,100 PCM**

NEA Lettings: This well presented purpose built apartment has been recently refurbished throughout benefitting from a re-paint and new carpets in the bedroom. The property is located on Napier Road in RG1 just 0.7 miles from the Reading central station and benefits from one double bedroom, open plan living room/kitchen, bathroom and driveway parking. Available NOW.

**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.

## Napier Road, Reading, Berkshire RG1 8AG

- NEA Lettings
- Purpose built apartment
- Unfurnished
- Re-painted throughout
- EPC rating: C
- Central Reading
- One Bedroom
- Allocated parking
- Council tax band: B
- Available 1st October

### Entrance hall

As you enter the front door you come into the entrance hall which has a cupboard to your right hand side and another on the left hand side as you walk down the hallway.

### Bedroom

The bedroom benefits from a built in wardrobe, new carpet and a window overlooking the side of the building.

### Bathroom

Accessed via the hallway, the bathroom suite offers a toilet, sink and bath with attached shower.

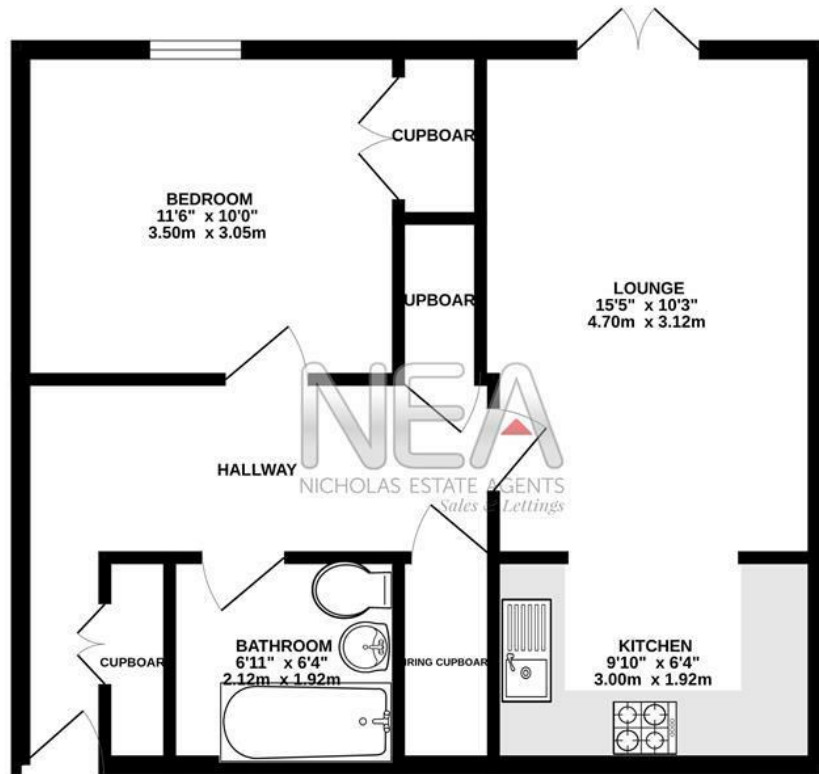
### Kitchen

The kitchen is accessed via the living room and benefits from a fridge freezer, electric hob, oven, sink and washing machine.

### Living room

The living room offers a faux balcony with hard flooring and has just been re-painted.

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517sq.ft. (48.0 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 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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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 80      | 80        |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
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| England & Wales                                                 |         |           |

