



The Mount Caversham, Reading, Berkshire RG4 7RE

£2,200 Per Calendar Month

NEA LETTINGS: A fully furnished luxury two double bedroom apartment, located in one of the most sought-after areas of Caversham. The development is set in a private, gated development, in a gently elevated parkland setting with magnificent cedar of Lebanon, lime and stone pine trees. The apartment is within walking distance of Caversham centre, with its restaurants, shops, banks and leisure facilities. It is also within walking distance of Reading centre with its mainline station and high speed trains (25 mins) in to London Paddington.

Superbly presented and fully furnished to a high standard with designer kitchen open plan sitting room with dining area, two double bedrooms, en-suite to master and bathroom. It has one designated car park space and has an individual locker for the purposes of storing golf clubs, training shoes etc. EPC Rating B.

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.

The Mount, Reading, Berkshire RG4 7RE

- NEA Lettings
- Luxury Apartment
- Bathroom plus En-suite
- Communal grounds
- EPC Rating B
- Caversham
- Two double bedrooms
- Allocated parking
- Council Tax Band E
- Available immediately

Entrance Hall

A welcoming entrance with wood flooring, meter and airing cupboard and doors leading to;

Open Plan Kitchen & Living Space



A stunning living room with open plan 'Sir Mark Wilkinson' kitchen. This well portioned room offers light and airy living space with windows offering views over Caversham and beyond, dining area and kitchen with ample worktop and storage. Appliances include: fridge/freezer, washing/dryer, dishwasher, gas hob & electric oven.

Bathroom



A modern bathroom with tiled floor, ample storage and white three piece suite comprising of W.C. Wash hand basin and bath with hand held shower.

Master Bedroom



With carpet and window over looking Caversham this double bedroom benefits from built-in wardrobe.

En-Suite



This modern shower room comprises of double width shower cubicle, W.C and wash hand basin.

Bedroom Two



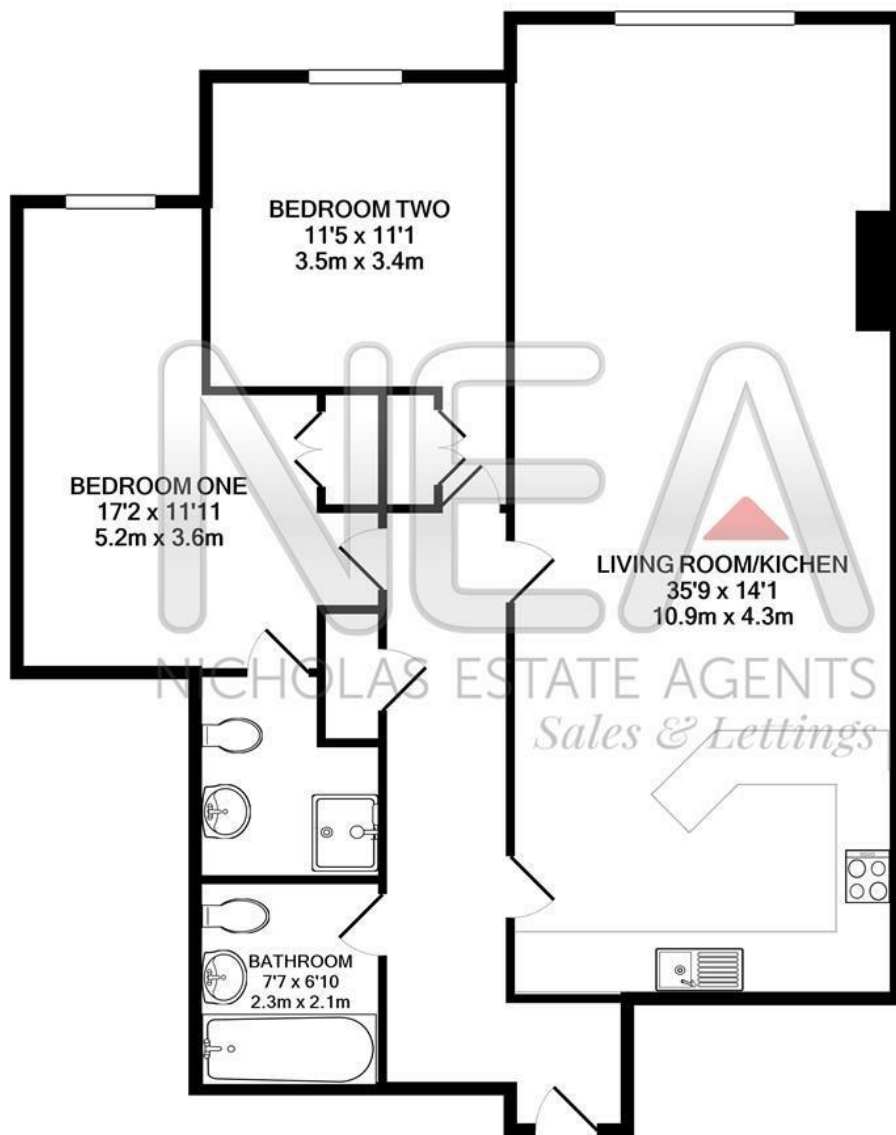
A further carpeted double bedroom with built-in wardrobe and views over Caversham.

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Communal Grounds



This apartment provides access to the ornate tiered communal gardens plus lawn area. Allocated parking plus visitors space. The apartments also benefit from a locker room found on the middle floor with each apartment having its own individual locker.



TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 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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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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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