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









Patrick Road
Caversham, Reading, Berkshire RG4 8ET

£1,500 Per Calendar Month

NEA LETTINGS: A spacious 1st floor apartment in a modern development overlooking the Christchurch Meadows, within walking distance of Central Reading and mainline station. The apartment block includes secure video phone entry and an allocated parking space to the front of the property. The property comprises of an entrance hall, a large living room, large windows allowing lots of light, Juliette balcony with views to the Meadows and a modern kitchen. From the hallway is a shower room, two double bedrooms, fitted wardrobes and an en-suite. 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.

Patrick Road, Reading, Berkshire RG4 8ET

- NEA Lettings
- 1st floor apartment
- Unfurnished
- Allocated Parking For One Car
- EPC Rating C
- Caversham
- Two bedrooms
- Communal Grounds
- Council Tax Band C
- Available 6th January

Hallway

A good sized carpeted hallway, with entry phone and doors to all rooms.

Living room



A wonderful dual aspect reception room with double glazed windows to the side offering great views over Christchurch Meadows and double glazed doors offering views towards Reading. The room has a radiator and double glass doors into the kitchen.

Kitchen



A modern and stylish kitchen with ample wall and base units with roll top work surfaces and tiled floor, double glazed window overlooking communal grounds. Appliances include an inset stainless steel sink and drainer with mixer tap, four ring gas hob, oven, built in fridge freezer, washing machine and dishwasher.

Bedroom One



Carpeted double bedroom with window overlooking the front of the property, built in wardrobes. door to ensuite.

Ensuite



Frosted window, bath combined with shower, basin and WC.

Bedroom Two



Carpeted double bedroom with window overlooking the front of the property, built in wardrobe.

Shower room



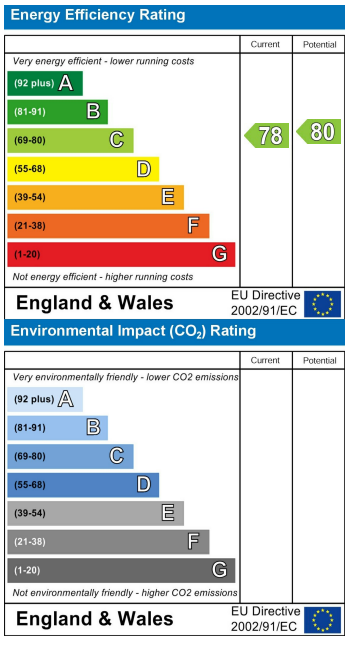
Cubicle shower, sink, WC, cupboard housing hot water tank

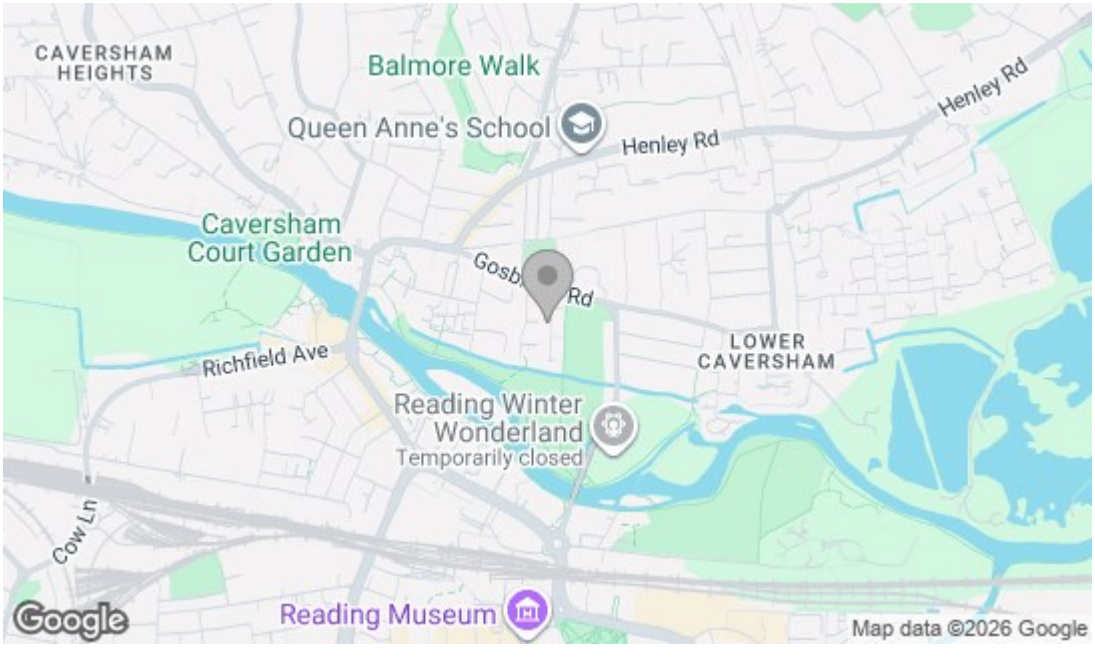
GROUND FLOOR



TOTAL FLOOR AREA : 667sq.ft. (62.0 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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