



NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Prospect Street
Caversham, Reading, Berkshire RG4 8JN**

£1,000 PCM

NEA LETTINGS: A modern one bedroom basement flat, located in the heart of Caversham, close to the shops, restaurants, banks and leisure facilities. Only a 15 minute walk to Reading mainline railway station with its high speed trains (25 mins) in to London Paddington. The flat comprises of a kitchen/living room, bathroom and bedroom. Single occupancy only. EPC Rating E.

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.

Prospect Street, Reading, Berkshire RG4 8JN

- NEA Lettings
- Basement Flat
- Unfurnished
- Single occupancy only
- EPC Rating E
- Caversham
- One Double Bedroom
- Modern Apartment
- Council Tax Band A
- Available ASAP

Kitchen/Living room



The front door opens into the kitchen/living room with laminate wood floor, an electric feature fireplace, a coat/storage cupboard and a cupboard housing boiler. The kitchen area has an electric fan oven and hob with an extractor fan above, a fridge, a sink with mixer taps and draining board with a good amount of kitchen storage and some work top space.

Bedroom



Double bedroom with laminate flooring through out and a dehumidifier, window to rear.

Bathroom



Laminate wood flooring throughout, the bathroom has a bath with mixer taps and a shower over, a WC, sink with mixer taps set to storage and a mirror overhead with some extra storage.



TOTAL APPROX. FLOOR AREA 296 SQ.FT. (27.5 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

