



**Caversham Road
Reading, Reading, Berkshire RG1 7BT**

£1,150 PCM

NEA LETTINGS: A delightful, fully furnished, one double bedroom apartment occupying the top floor in the heart of Reading town centre. The accommodation comprises an entrance hallway, welcoming living room, spacious kitchen, modern bathroom and double bedroom. The property also benefits from an allocated parking space and is just a short walk from Reading railway station and the town centre's shops, restaurants and amenities. 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.

Caversham Road, Reading, Berkshire RG1 7BT

- NEA Lettings
- Top Floor Flat
- Furnished
- Parking for one car
- EPC Rating C
- Reading Town Centre
- One Double Bedroom
- Bathroom with Shower
- Council Tax Band B
- Available 25th November

Entrance Hall

A welcoming entrance with wood laminate flooring, large storage cupboard and doors leading to all rooms.

Bathroom



A modern bathroom with vinyl flooring, mottled glass window and three piece white suite comprising of P shaped shower bath with shower over, wash hand basin and W.C.

Kitchen



A large kitchen with window overlooking the rear of the property, vinyl flooring, ample worktop space and base and eye level units. Appliances include washing machine, electric oven and hob, undercounter fridge. The kitchen is also equipped with the smaller appliances together with crockery, cutlery etc. There is a cupboard housing the boiler in the corner.

Bedroom



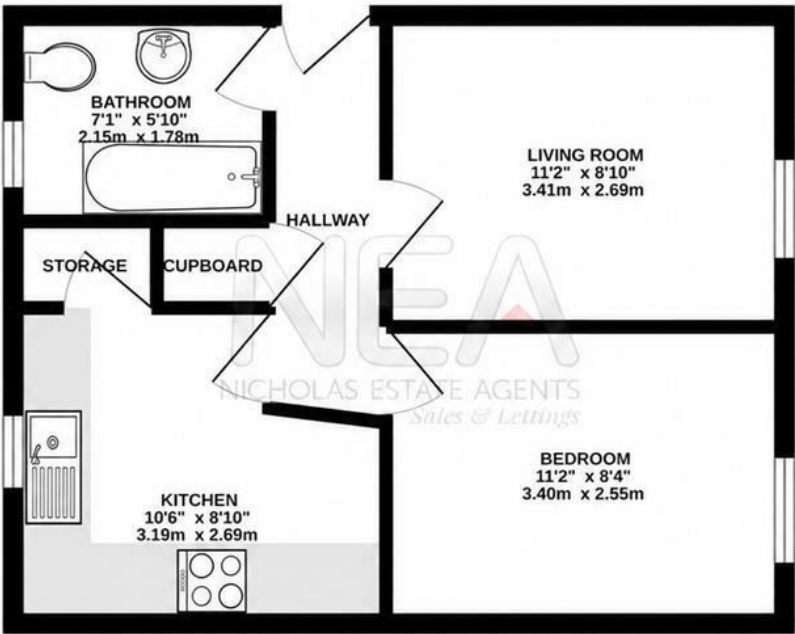
A well proportioned double bedroom with wood laminate flooring and window to the front of the property. Furniture includes double bed and mattress, double wardrobe, two bedside drawers.

Living Room



With wood laminate flooring and window to the front. Furniture includes corner sofa, coffee table, TV unit, foldable dining table and four chairs and small wooden shelving unit.

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
	74	79
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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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