



**St. Johns Road
Caversham, Reading, Berkshire RG4 5AN**

£850 PCM

NEA LETTINGS: **RENT INCLUSIVE OF BILLS** A high quality house share presented to the highest of standards throughout. The property is situated in Caversham within walking distance to the town centre, Reading mainline station and the shops and restaurants of Caversham. Designed to suit the lifestyles of working professionals, the house has undergone a full back to brick refurbishment and is finished to a high standard with a large shared kitchen and living room and all rooms have the benefit of en-suite shower rooms. It is fully furnished and equipped with appliances, flooring and furniture; all you will need is your suitcase. The fully equipped open plan communal space is both modern and stylish. The kitchen is fitted with an electric oven and grill, electric hob, a microwave, two tall fridge freezers and two washing machines. Each tenant will have their own cupboard space in kitchen and dedicated shelves / drawings in fridge and freezer. The living area comes complete with dining table and chairs and lounge area with three sofas and television. Boasting bi-folding doors to the enclosed rear garden, with covered bike store. All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks plus a gardener. High speed Wi-Fi is available throughout and TV aerial points in each bedroom. Price includes all bills **except TV Licence.

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 off

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- NEA Lettings
- High quality house share
- Ensuite Shower Room
- Modern finish throughout
- Rent Inclusive of bills including hi-speed internet
- Caversham
- Double room
- Furnished
- Communal rear garden
- Available 3rd July

Kitchen/Living room

24'11" x 24'3" (7.6 x 7.4)



A modern contemporary, shared space with wood effect laminate flooring throughout, fully fitted kitchen (with two fridge/freezers, electric oven and hob and two washing machines), dining area and lounge space. With bi-folding doors leading to the garden. Furniture includes, dining table and chairs, three sofas.

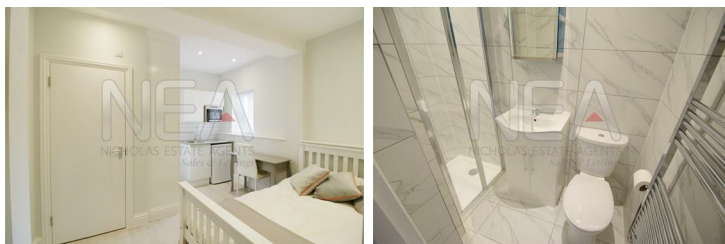
Garden



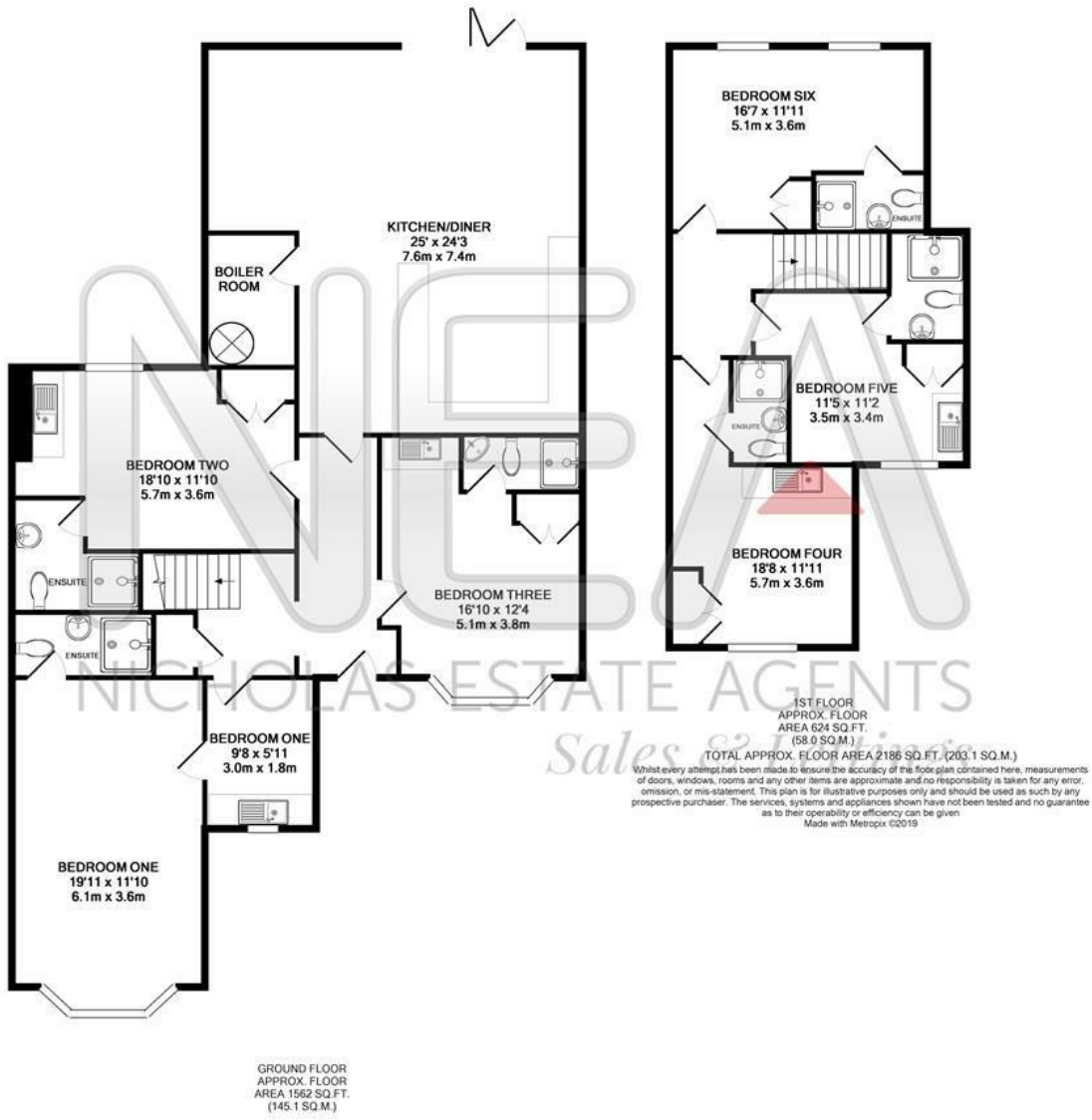
With side access from the front and direct access from the kitchen/living area, the garden has secure, covered storage for bikes.

Bedroom Five & ensuite

11'5" x 11'1" (3.5 x 3.4)



A double room on the first floor with wood effect laminate flooring throughout, window overlooking the front of the property, built in wardrobe wall mounted television and radiator. Small kitchenette with stainless steel sink and drainer, fridge with ice box, microwave plus storage cupboards. Door to ensuite which is tiled floor to ceiling, shower cubicle, sink set in storage cabinet, WC and heated towel radiator. Furniture includes double bed, bedside units, desk and chair.



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			
EU Directive 2002/91/EC		69	78
England & Wales			
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			
EU Directive 2002/91/EC		61	71
England & Wales			

