



**Henley Road
Caversham, Reading, Berkshire RG4 6DS**

£1,100 PCM

NEA LETTINGS: A spacious one bedroom basement flat which has been completely refurbished to a high standard and is in a converted beautiful Edwardian period property. The property is within walking distance of both Caversham and Reading mainline station, and comes with one allocated parking space and large communal gardens. The flat is large and benefits from lots of storage space, communal gardens and off road parking for one car. Private entrance to the hallway, large living room, galley kitchen, bathroom and large bedroom. Sorry pets not permitted. EPC Rating C.

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.

Henley Road, Reading, Berkshire RG4 6DS

- NEA Lettings
- One Bedroom Flat
- Off road parking for one
- Within a 20 Minute Walk To Reading & Mainline Station
- EPC Rating C
- Caversham
- Unfurnished
- Shared Communal Gardens
- Council Tax Band A
- Available immediately

Entrance Hall

A large carpeted entrance hall doors to bathroom, living room and open corridor towards bedroom. Storage cupboard.

Living Room

16'4" x 14'9" (5 x 4.5)



Large carpeted living room with window to front. Two storage cupboards (one houses the boiler). Door to kitchen.

Kitchen

7'0" x 9'10" (2.15 x 3)



A wide modern galley kitchen with two frosted windows. Stainless steel sink, electric oven & 4 ring hob with extractor, tall fridge freezer and washing machine. Plenty of storage and good workspace.

Bedroom

14'7" x 14'9" (4.45 x 4.52)



Carpeted double bedroom with bay window to rear. Two storage cupboards/wardrobes on corridor leading to bedroom.

Bathroom



A modern bathroom with white three piece suite and tiled floor. Hand wash basin set in storage cupboard with mirrored storage above, low level W.C., bath with shower over.

Communal Gardens



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Access to the large, beautiful communal garden with patio immediately to rear of property and steps leading down to a large area of grass at the rear and views over Caversham.



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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			
EU Directive 2002/91/EC		73	80
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		72	82
England & Wales			

