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









Riverside Court
Caversham, Reading, RG4 8AL

£1,850 Per Calendar Month

NEA LETTINGS: A well-presented, part-furnished, two double bedroom apartment arranged over two floors, enjoying a riverside setting in Caversham. The property is a short walk from Reading mainline railway station, with fast trains to London Paddington taking approximately 25 minutes. Situated on the top floor, the apartment offers a welcoming entrance hall and a living room with an open-plan, fully fitted kitchen. A private balcony accessed from the Living room and overlooking the River Thames provides a lovely spot to enjoy the view. The accommodation also includes two double bedrooms, a bathroom with a bath and separate shower cubicle, and a separate WC. Residents benefit from a shared storage and utility room, a lift, and access to a gated communal balcony on the floor above. The development has secure entry via electric gates, allocated parking for one car and communal grounds, with private gated access to Christchurch Meadows.. EPC Rating TBC.

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.

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- NEA Lettings
- Purpose built apartment
- Part furnished
- Allocated parking for one car
- EPC Rating
- Caversham
- Two bedrooms
- Private balcony
- Council tax band
- Available 1st December

Entrance Hall




The internal front opens into a welcoming entrance with wood effect flooring, stairs to 1st floor and phone entry system. Furniture includes a hallway dresser.

Living room






Large living room with wood effect flooring. Floor to ceiling window overlooking the river, door to private balcony and open arch to kitchen.

Private balcony



Accessed from the living room is a private balcony with views across Reading.

Kitchen





The kitchen is a modern shaker style kitchen with plenty of workspace and cupboards. There is a sink and a half set under the window, appliances ibnclude a large ovwne with five ring gas hob, microwave, built-in tall fridge freezer and dishwasher. Furniture includes a dining table with bench.

Landing

The staircase from the landing leads to 1st floor, doors to both bedrooms, bathroom and cloakroom. Airing cupboard housing hot water tank.

Bedroom One



Large carpeted bedroom with large windows overlooking the rear of the property. Furniture includes wardrobe and set of drawers

Bedroom Two





Carpeted bedroom with large window overlooking the rear. Furniture includes wardrobe.

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Bathroom





Modern four piece suite with shower cubivle, bath with hand held shower, WC & sink set in storage unit and heated towel rail.

Cloakroom

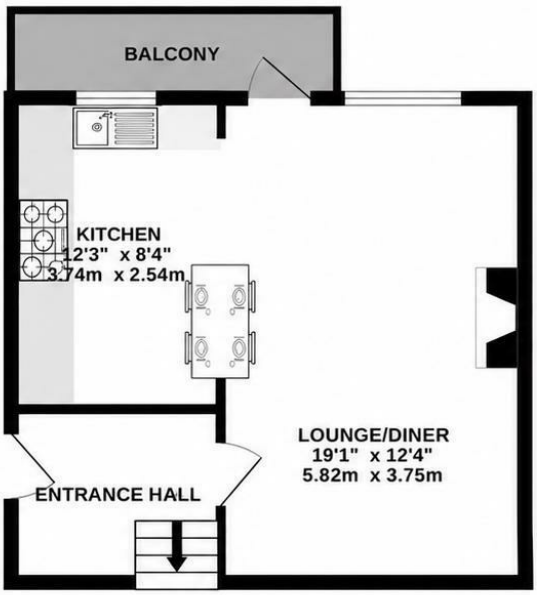


Tiled foor with WC & sink.

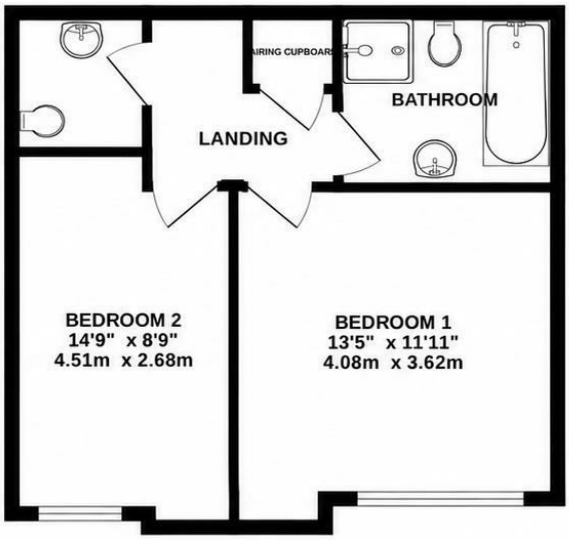
Communal areas
Outside the internal door to the flat is a shared (with the flat opposite) utility room. The flat has the right hand side of the utility with further storage cupboards, washing machine and tumble dryer.

Up another flight of stairs is a shared balcony with with beautiful views across Reading.

GROUND FLOOR

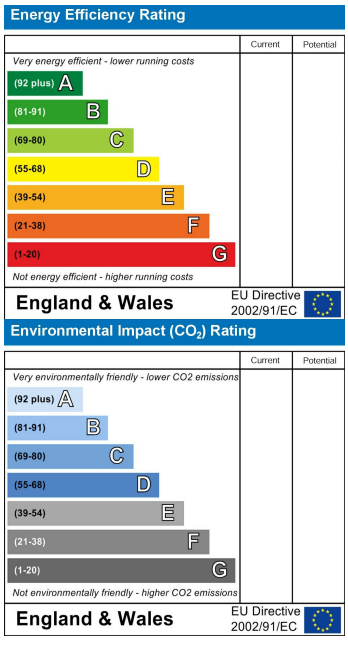


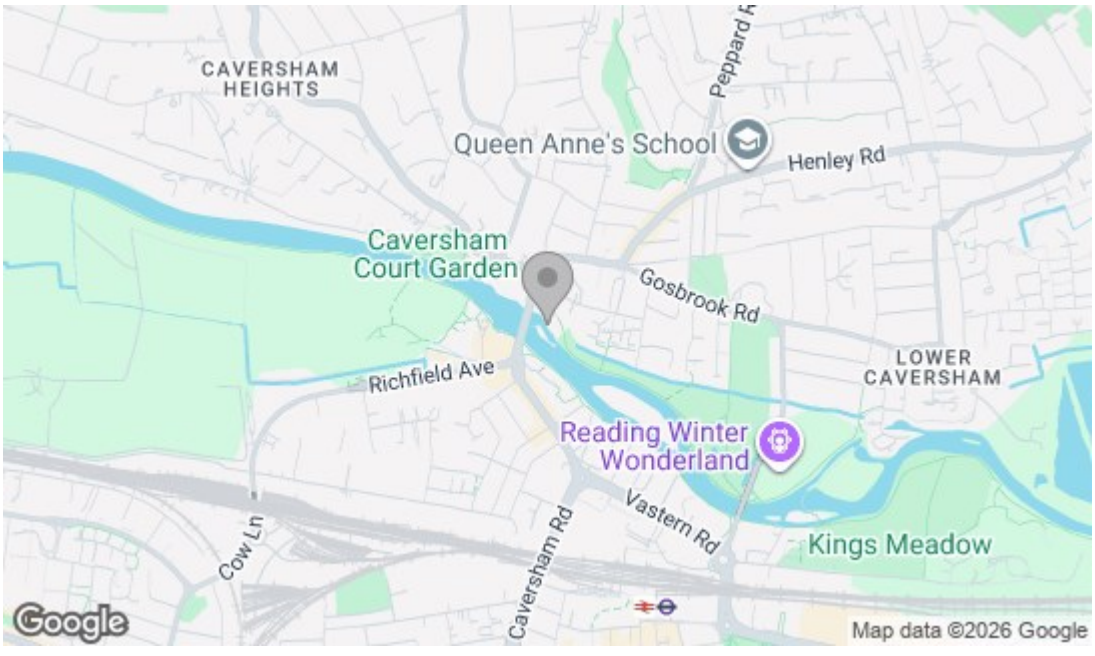
1ST FLOOR



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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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