



**Kensington Road
, Reading, Berkshire RG30 2SZ**

£1,250 Per Calendar Month

NEA LETTINGS: Repainted throughout and benefiting from new flooring, this well-presented, bay-fronted period ground floor flat is situated in a popular West Reading location, conveniently positioned for local amenities, schools and transport links. The accommodation comprises a bay-fronted living room, double bedroom, modern kitchen and bathroom, along with the added benefit of a private rear garden. The easy-to-maintain garden provides an ideal space for outdoor entertaining during the summer months. 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.

Kensington Road, Reading, Berkshire RG30 2SZ

- NEA Lettings
- Ground floor flat
- Unfurnished
- Single garage to rear
- EPC Rating C
- Reading
- Two bedrooms
- Enclosed rear garden
- Council tax band B
- Available immediately

Entrance hall

Wood-effect flooring, useful storage cupboard and doors leading to the living room, bedroom and kitchen.

Living room



Lovely light carpeted living room, useful storage cupboard in corner and lovely bay window to front.

Bedroom One



Carpeted bedroom with built in wardrobe, window overlooking rear garden.

Bedroom Two



Carpeted bedroom with built in wardrobe, window overlooking rear garden.

Kitchen



Wood-effect flooring and a modern kitchen with a door leading

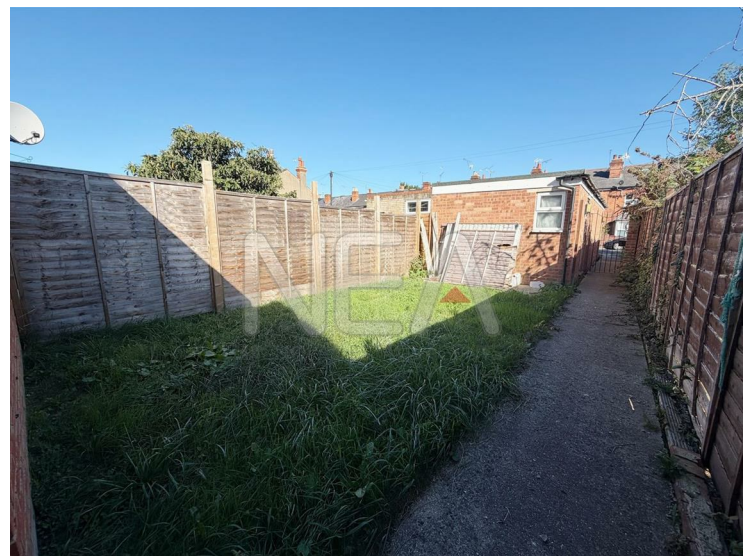
to the rear garden. Appliances include a sink set beneath the window, washing machine, oven, four-ring hob and freestanding fridge freezer.

Bathroom



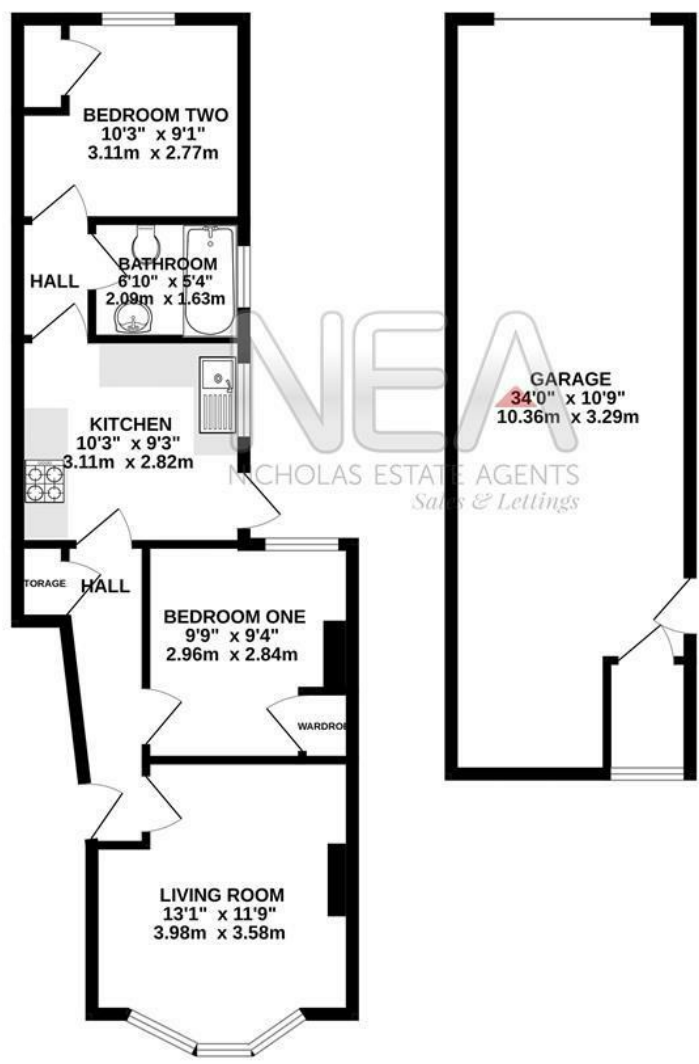
Spacious bathroom with a frosted side window, panelled bath with shower over, WC and washbasin.

Garden



Enclosed rear garden, mainly laid to lawn, providing a pleasant outdoor space.

GROUND FLOOR



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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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		
	72	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		
(39-54) E		
(21-38) F		
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