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

Prospect Street
Caversham, Reading, Berkshire RG4 8JN

£1,250 PCM

NEA LETTINGS: This is a one bedroom fully furnished first floor flat set within a redevelopment of nine contemporary flats set over three floors. The property has been developed to a high specification and benefits from neutral decor throughout, yet retains the period features of the main building including two original feature fireplaces in the living and bedroom. There is a communal landscaped garden for all residents to enjoy plus a dedicated shed for secure storage. The property is situated in central Caversham providing access to local shops and amenities with only a short walk to Reading main line train station. Please note that there is no permit parking with this flat. EPC Rating D.

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.

Prospect Street, Reading, Berkshire RG4 8JN

- NEA Lettings
- Fully furnished
- Period features
- Walking Distance to Reading Mainline
- EPC Rating D
- Central Caversham
- One bedroom flat
- Communal garden with storage shed
- Council Tax Band A
- Available 18th June

Hallway

A good sized hallway with laminate wood flooring, loft access. Furniture includes a wardrobe ideal for shoe and coat storage.

Living room

A living room with double glazed window to the front allowing plenty of natural light, laminate wood flooring, cast iron feature fire place and electric heater. Semi open plan to kitchen. Furniture includes a corner sofa, which has a sofa bed, coffee table & dining table and 4 chairs, large TV above fireplace.

Kitchen

A modern and stylish kitchen with ample wall and base units with roll top work surfaces. Inset stainless steel sink and drainer, four ring hob, oven, extractor, slim line dish washer, fridge freezer and washing machine. Tiled splash backs, laminate wood flooring and video phone entry system.

Bathroom

A modern and stylish shower room comprising of a shower cubical, low level WC, wash hand basin with mixer tap and chrome heated towel rail. Frosted double glazed window to the rear, extractor, tiled floor and part tiled walls.

Bedroom

A double carpeted bedroom with a double glazed window to the rear overlooking the attractive communal rear garden, cast iron feature fire place. Furniture includes a double bed, 2 x bedside cabinets, triple wardrobe with drawers.

FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

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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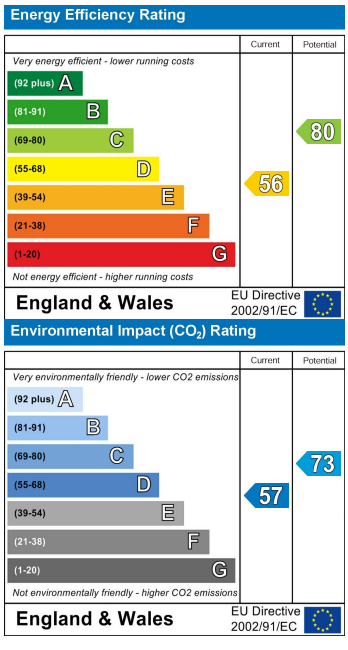

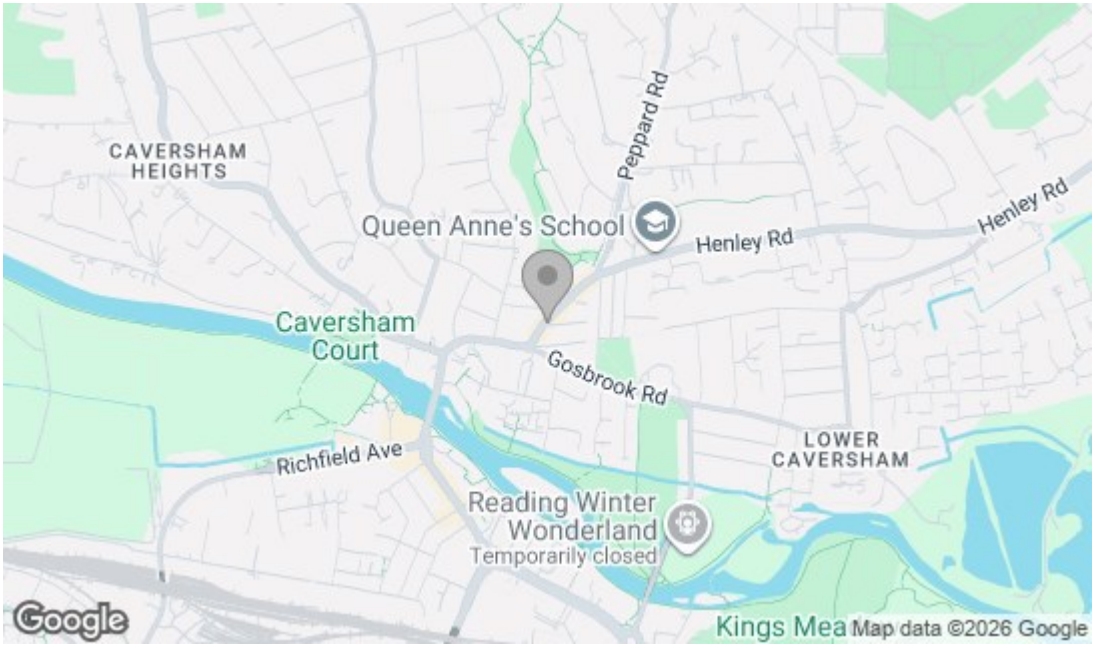

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