



**17 St. Peters Avenue
Caversham, Reading, Berkshire RG4 7RW**

£1,450 Per Calendar Month

NEA LETTINGS: This spacious two-bedroom apartment is newly refurbished and has benefited from fresh decoration throughout, creating a bright and modern living space. Situated in a beautiful and peaceful location in Caversham, the property is within walking distance of Reading town centre, offering excellent access to local amenities, shops, restaurants, and transport links. The apartment is accessed via a secure communal entrance and benefits from extensive communal grounds as well as private residents' parking. The property comprises two well-proportioned bedrooms, a spacious living/dining room ideal for both relaxing and entertaining, and a newly equipped kitchen. This is an excellent opportunity to rent a freshly refurbished home in one of Caversham's most sought-after locations. 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.

17 St. Peters Avenue, Reading, Berkshire RG4 7RW

- NEA Lettings
- Ground floor apartment
- Unfurnished
- Off road Parking
- EPC Rating C
- Caversham
- Two Bedrooms
- Communal Grounds
- Council Tax Band D
- Available immediately

Bedroom One



This spacious, newly decorated bedroom enjoys a pleasant front-facing aspect, allowing for plenty of natural light and creating a bright, comfortable living space.

Bedroom Two



This well-proportioned bedroom has been freshly painted throughout and overlooks the front of the property.

Living /Dining Room



This generously sized, front-facing room offers a pleasant outlook and a comfortable living space with a well-proportioned layout.

Kitchen



The kitchen is fitted with brand new appliances, including a gas hob, oven, and a washing machine with dryer function, as well as a fridge and ample storage space.

Bathroom



The bathroom comprises a bathtub with overhead shower, WC, and wash basin, and also benefits from a heated towel rail.

Airing Cupboard

This airing cupboard also houses the freezer, providing additional practical storage space.

Storage Cupboard

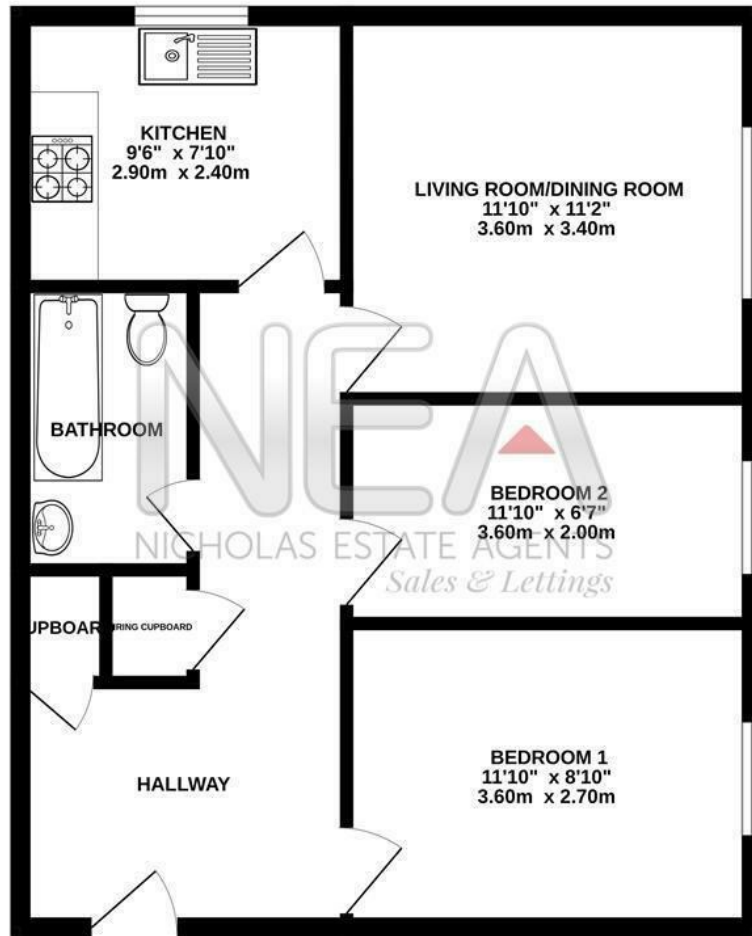
Featuring built-in shelving for added storage and convenience.

Communal Grounds



The property benefits from well maintained communal grounds reserved for residents.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

