



**Tidmarsh Street  
Tilehurst, Reading, Berkshire RG30 1HX**

**£1,200 Per Calendar Month**

NEA LETTINGS: This well-presented ground floor one-bedroom apartment is ideally situated in the heart of Central Reading, just 0.9 miles from Reading West railway station, offering excellent access to Reading town centre and the mainline station. The property features a spacious double bedroom, a bright and comfortable living room, a fitted kitchen, a bathroom and the added benefit of a private garden. On-street parking is also available. The property is perfectly suited to a single professional or a couple seeking a conveniently located home. EPC Rating: E.

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.

# Tidmarsh Street, Reading, Berkshire RG30 1HX

- NEA Lettings
- Ground floor flat
- Unfurnished
- On Street parking
- EPC Rating E
- Reading
- One bedroom
- Enclosed rear garden
- Council tax band B
- Available immediately

## Bedroom



A spacious, light and airy front-facing bedroom, finished with carpet flooring and offering plenty of space for bedroom furniture.

## Living/Dining Room



A spacious and versatile living/dining area with wooden flooring, a feature fireplace, built-in shelving, and a useful storage cupboard.

## Kitchen



A spacious, well-equipped kitchen offering ample cupboard and worktop space. The kitchen includes an electric hob and oven with an extractor fan, a fridge, and a washing machine. There is also a generous built-in storage cupboard, providing additional space for household essentials.

## Bathroom



A well-presented bathroom comprising a shower cubicle, wash hand basin, WC, and a heated towel rail.

## Garden



A spacious, private enclosed garden with access to a shed for storage.

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>48</b>	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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