



Waller Court Caversham, Reading, Berkshire RG4 6DB

£1,400 Per Calendar Month

NEA LETTINGS: A well-presented two-bedroom furnished ground floor apartment, ideally situated for Caversham village, Reading town centre and the mainline railway station. This delightful property offers well-proportioned and comfortable accommodation, making it an excellent choice for a professional single person or couple. The apartment comprises a spacious lounge/dining room, a fully fitted kitchen, two bedrooms including a one with en-suite, and a separate family bathroom. Further benefits include allocated parking for one car and an enviable location within easy walking distance of the amenities of Caversham, Reading town centre and the mainline station, providing excellent transport links to London and beyond. EPC Rating D.

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
- Two bathrooms
- Allocated parking for one car
- EPC Rating D
- Caversham
- Two bedrooms
- Furnished
- Council tax band D
- Available 30th September

Entrance hall

A welcoming and well-appointed entrance hall with attractive vinyl flooring, coat hooks and a shoe rack. Doors lead to all rooms.

Kitchen



appliances include integrated fridge-freezer, Microwave, Kettle, Washing machine, induction hob and oven. Furniture includes 4x Chopping board set, 4 slice toaster.

Living room



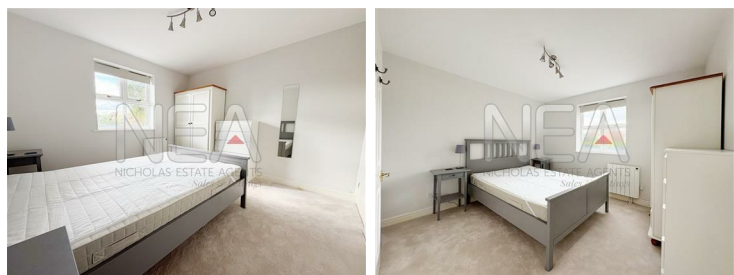
Furniture includes a sideboard, 1 x chair, 1 x sofa with cushions and blankets, 1 x coffee table, TV & Remote, floor lamp, dining table & 4 chairs, 3 x Nesting side tables, 1 x electric radiator & TV stand with 4x storage boxes.

Bathroom



A contemporary bathroom with a stylish fitted vanity unit, WC and panelled bath with overhead shower, complemented by tiled walls and a heated towel rail.

Bedroom One



Furniture includes double bed with mattress, 2 x bedside tables with lights, chest of drawers, wardrobe

Ensuite to bedroom one



Ensuite includes a walk-in shower, reasonable amount of storage space and a WC.

Bedroom Two

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Furniture includes 'Click-clack' bed, desk & chair, with glass desk light & wardrobe.



TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	65	68
(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		

