



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**120 Kings Road
, Reading, Berkshire RG1 3FR**

£2,100 PCM

NEA LETTINGS: A beautifully presented fourth-floor executive apartment, offering two generous double bedrooms and a secure, allocated parking space. Superbly situated on the banks of the River Kennet, right in the heart of Reading town centre, this stylish property is just a short stroll from an excellent selection of restaurants, leisure facilities, and shops. Finished to an exceptional standard throughout, the apartment benefits from underfloor heating, a video entry system, and access to an on-site gym. The accommodation comprises a spacious open-plan living area with a well-appointed kitchen, a large private balcony with stunning river views, two double bedrooms (including a master with en-suite), and a contemporary main bathroom. Ideal for professional sharers or a couple. Children considered. One allocated parking space included. Regrettably, no pets. EPC Rating B.

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.

120 Kings Road, Reading, Berkshire RG1 3FR

- NEA Lettings
- Unfurnished
- Two Bathrooms
- Balcony with River views
- Council Tax D
- Town Centre Location
- Two Double Bedrooms
- Secure Parking
- EPC Rating B
- Available 24th September

Entrance Hall

A long large bright entrance hallway, with doors leading to, storage cupboard, bathroom, master bedroom, second bedroom and open plan living space.

Hallway storage cupboard houses the boiler and washer/dryer.

Kitchen



Modern kitchen space comprising built-in oven, grill and microwave, integrated large fridge/freezer, four ring induction hob. Plenty of work surface and cupboards for storage.

Living / Dining Room

15'1" x 19'9" (4.62 x 6.03)



A large open living space filled with natural light from the windows and French doors which lead out onto a large balcony, boasting views over the river. Wood effect flooring runs through the hallway and into the living room.

Balcony



With doors from both the living room and master bedrooms, this balcony runs the length of the apartment and has views over the River Kennet.

Master Bedroom

11'5" x 10'7" (3.49 x 3.23)



A good size double carpeted master bedroom with built in double wardrobe. Door to ensuite.

Ensuite

7'10" x 6'3" (2.40 x 1.91)



A spacious modern ensuite with tiled flooring, large walk in shower, W.C, wash hand basin, mirror and heated towel rail.

Bedroom Two

11'1" x 14'7" (3.40 x 4.46)



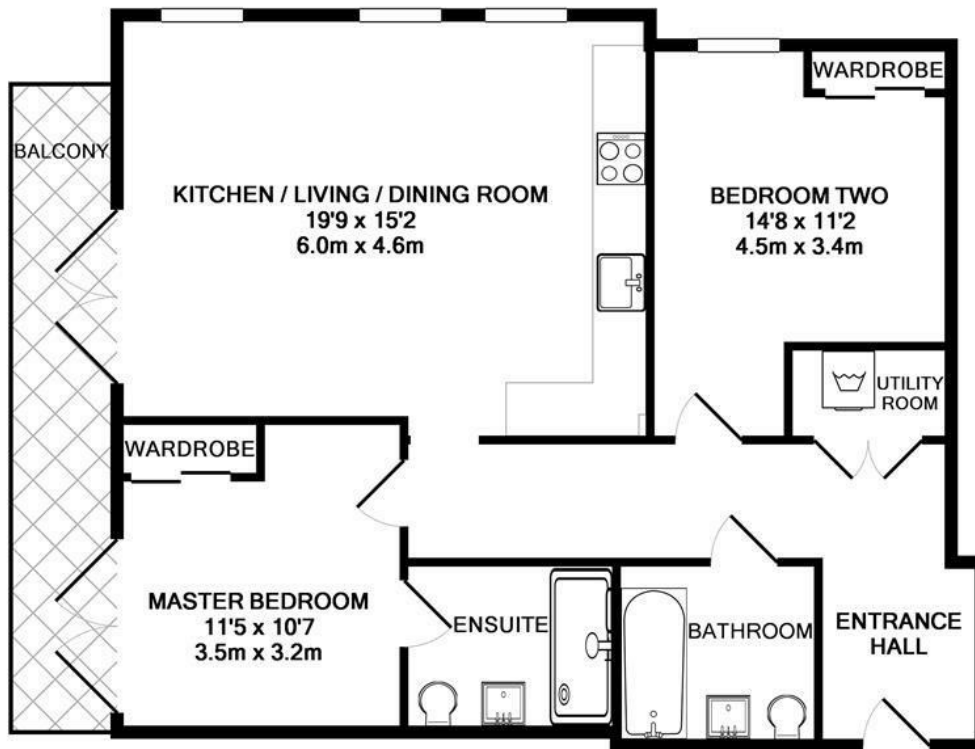
A large carpeted double bedroom with views to the River, built in wardrobe.

Bathroom

7'7" x 6'9" (2.33 x 2.07)



A large modern tiled bathroom with W.C, wash hand basin, bath and shower over. Heated towel rail.



TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.4 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	85	85
(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		

