



**Gosbrook Road  
Caversham, Reading, Berkshire RG4 8BN**

**£1,000 PCM**

NEA LETTINGS: A large unfurnished one bedroom first floor flat presented to a good standard throughout. The flat is located in the heart of Caversham, within a short walk of Reading town centre and mainline station. The property comprises of an open plan living room/kitchen, shower room and a double bedroom. This property is only suitable for single occupancy. Sorry no pets. No parking permit available with this property. 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.

## Gosbrook Road, Reading, Berkshire RG4 8BN

- NEA Lettings
- Apartment
- Unfurnished
- No parking permit available with this property
- EPC Rating D
- Caversham
- One bedroom
- Short Walk to Reading and mainline station
- Council Tax Band A
- Available 2nd September

### Entrance Hall

Entrance hall with wooden flooring.

### Bedroom



Carpeted double bedroom with window to side of property.

### Living Room/Kitchen



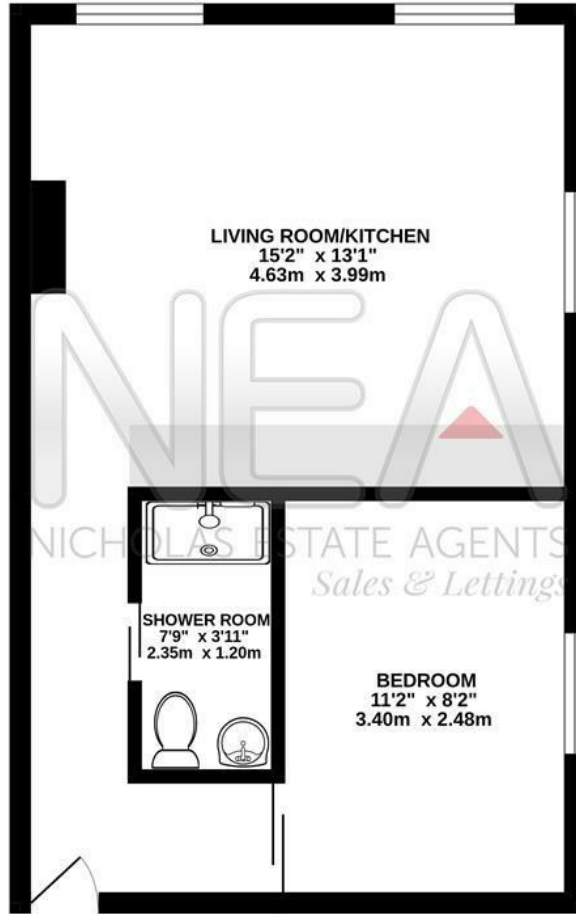
Spacious open plan living room and kitchen. Windows to front & side of property. Kitchen has plenty of cupboard space and a built in under counter fridge with ice box.

### Shower Room



Spacious shower, WC and sink.

1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

