



Dewe Lane Burghfield, Reading, Berkshire RG30 3ST

£1,750 Per Calendar Month

NEA LETTINGS: Situated within the private estate of Burghfield Mill, this beautifully presented two double bedroom ground floor apartment enjoys an attractive waterside setting.

Dating back to the late 1800s, the mill was sympathetically restored and converted into 14 luxury apartments. The accommodation comprises a spacious triple aspect living/dining room, a modern kitchen, two double bedrooms, one with an en suite, and a family bathroom. Double doors from the dining area open directly onto a private terrace with views over the canal and island. The property benefits from well maintained communal grounds and allocated parking space. Nearby woodland walks and a selection of country pubs offer plenty of opportunities to enjoy the surrounding countryside. The location provides convenient access to Reading, Newbury and Basingstoke, as well as the M3 and M4 motorway networks. A regular bus service connects the area to Reading town centre, with rail links available at Mortimer and Theale. EPC Rating TBC.

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.

Dewe Lane, Reading, Berkshire RG30 3ST

- NEA Lettings
- Ground floor apartment
- Unfurnished
- Allocated parking
- EPC Rating TBC
- Burghfield, Reading
- Two bedrooms
- Patio and beautiful communal grounds
- Council tax band E
- Available immediately

Hallway

The entrance hallway features a telephone entry system and alarm panel, with access to all rooms and a storage cupboard.

Living room



The light and airy living room benefits from dual aspect windows to the front and rear, a feature pillar and an open archway leading into the dining room, with wooden flooring. French doors open from the dining room onto the private rear terrace, while a further set of double doors leads to the modern kitchen.

Kitchen



The modern kitchen features a range of modern wall and base units complemented by granite worktops. A window above the sink enjoys views over the mill pond. Appliances include an integrated stainless steel double oven, matching hob and extractor fan, a Bosch dishwasher, Smeg fridge freezer and washing machine.

Private patio

A private paved terrace sits directly to the rear of the apartment, backing onto the Kennet and Avon Canal, with access to the communal grounds and gardens. The property benefits from fishing and mooring rights, along with an allocated parking space to the side of the main building.

Bedroom One



A spacious, carpeted double bedroom featuring a character pillar, built-in storage and wardrobe, window to front, door leading to the en-suite.

Bedroom One Ensuite



The en-suite features a large walk-in shower, a wash basin with storage beneath, a wall-mounted WC and underfloor heating.

Bedroom Two



A carpeted double bedroom with full-length windows overlooking the front, a built-in wardrobe and a feature pillar.

Bathroom

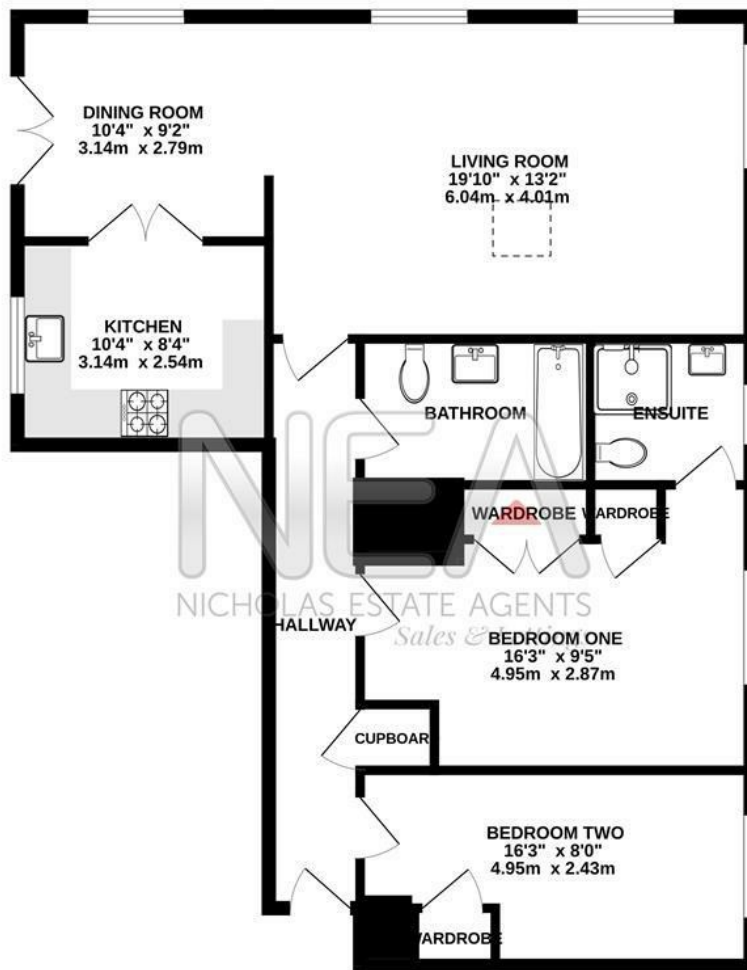


The fully tiled family bathroom features a white suite comprising a bath with handheld shower attachment, pedestal wash basin and WC. A mirrored storage cabinet and recessed ceiling lighting complete the room.

Communal grounds

The beautifully maintained communal gardens are set on a private island, with private fishing rights available to those holding a valid fishing licence.

GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



2, BURGHFIELD MILL, DEWE LANE BURGHFIELD, READING,

TOTAL FLOOR AREA : 921 sq.ft. (85.6 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		
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