



**Westfield Road  
Caversham, Reading, RG4 8HJ**

**£1,650 PCM**

NEA LETTINGS: Set within this sought after central Caversham location is this light and airy, three double bedroom, two bathroom apartment on the 1st floor within this Victorian 'Mews style' development. Henry & Charlotte Villas were built circa 1876 and were designed by Reading architects J Omer Cooper & Son. The property boasts three good sized bedrooms, living room, stylish kitchen and two modern bathrooms (one en suite). In addition there is an easy to maintain west facing garden and parking for two cars to the rear. 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.

## Westfield Road, Reading, RG4 8HJ

- NEA Lettings
- Apartment on 1st floor
- Unfurnished
- Two parking spaces
- EPC rating D
- Caversham
- Three bedrooms & Two bathrooms
- Private garden
- Council tax band B
- Available 14th January

### Communal Entrance

Stairs to the first floor, built in storage and door to:

### Living room

11'10" x 10'9" (3.63m x 3.28m)

A spacious living room with hard wood flooring and large window overlooking the front of the property. Door to kitchen and open arch to hallway

### Inner hallway

Wooden floor hallway with open arch to living room, doors to all bedrooms and bathroom.

### Kitchen

10'7" x 9'1" (3.25m x 2.79m)

A modern and stylish kitchen with ample wall and base units with roll top work surfaces. Inset stainless steel sink and drainer, four ring gas hob, oven, extractor, slim line dishwasher, built in tall fridge freezer and washing machine. Vinyl flooring and space for dining table and chairs.

### Bedroom one

11'10" x 10'9" (3.61m x 3.28m)

Large carpeted double bedroom with built in wardrobes along one wall, window overlooking the rear of the property, door to en suite.

### En suite

9'1" x 5'10" (2.77m x 1.80m)

Large white tiled en suite with vinyl floor, WC, two sinks set in storage cabinet, bath with shower, heated towel rail, frosted window to rear.

### Bathroom

8'9" x 4'9" (2.67m x 1.47m)

Family bathroom with vinyl floor, WC, sink set in storage, bath with shower over and heated towel rail.

### Bedroom two

12'2" x 8'5" (3.71m x 2.57m)

Double carpeted bedroom with built-in wardrobe and storage space, window overlooking the rear of the property.

### Bedroom Three

8'3" x 8'0" (2.54m x 2.44m)

Double bedroom with hard wood flooring window overlooking front of the property.

### Private garden

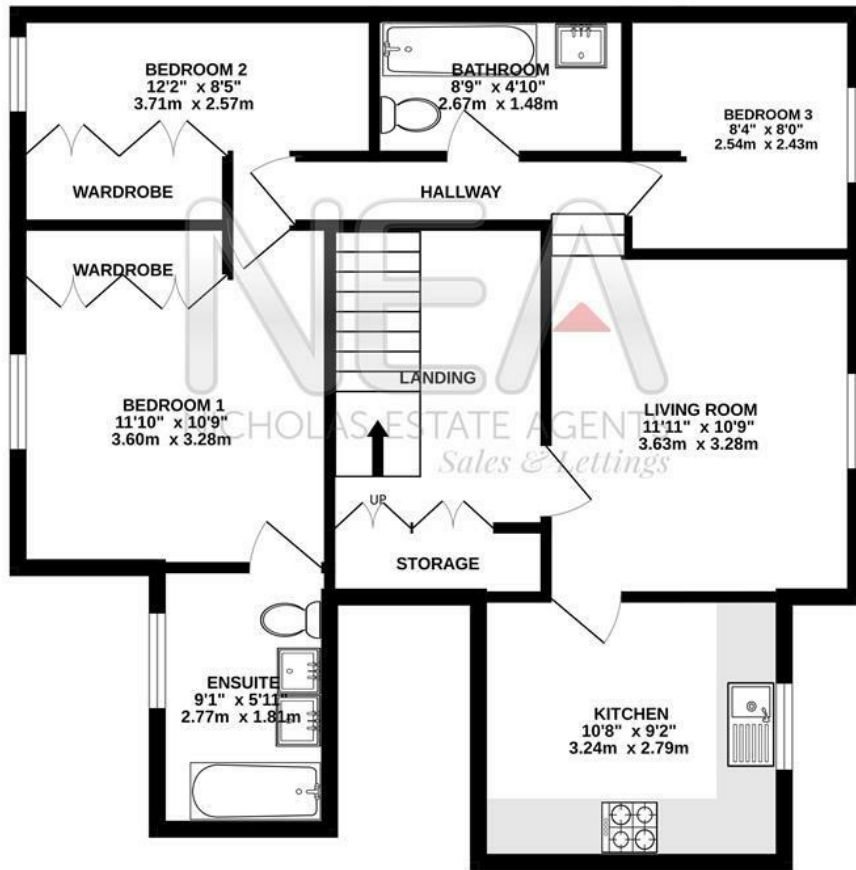
Accessed off the car park is a private garden, with fencing all round, gravel to ground, bike shelter and side borders.

### Car park

Gravelled car park with two parking spaces for the property.



TOP FLOOR FLAT  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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>		
(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		
	68	75
<b>England &amp; Wales</b> 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>		
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<b>England &amp; Wales</b> EU Directive 2002/91/EC		

