

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Prospect Street
Caversham, Reading, Berkshire RG4 8JN**

£1,100 Per Calendar Month

NEA LETTINGS: A well-presented split-level one-bedroom apartment ideally located in the heart of Caversham, within easy reach of a fantastic selection of shops, restaurants, banks and leisure facilities.

The property is arranged over two floors, with the first floor comprising a welcoming living room and separate kitchen. Upstairs, the second floor offers a spacious double bedroom and bathroom.

The property also benefits from its own private courtyard garden, providing a pleasant outdoor space to relax and unwind. 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.

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- NEA Lettings
- Split level apartment
- One Bedroom
- Walking distance to Reading Town Centre
- EPC Rating C
- Caversham
- Unfurnished
- Private courtyard garden
- Council Tax Band A
- Available 9th September

Living Room

12'5" x 12'1" (3.8 x 3.7)

A large bright living room, with views over Prospect Street. This room has wooden laminate flooring, shelving and storage cupboards. Doors lead to,

Kitchen

11'9" x 7'10" (3.6 x 2.4)

A spacious fitted modern kitchen, with ample storage cupboards and roll up work surfaces, sink with drainer. Appliances include washing machine, electric four ring hob, oven and under counter fridge.

Bedroom

12'5" x 9'2" (3.8 x 2.8)

A double bedroom, with laminate flooring, built in wardrobe, window with views over Prospect Street.

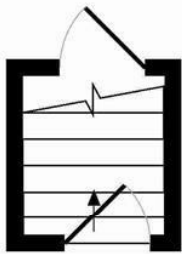
Bathroom

7'10" 6'6" (2.4 x 2.0)

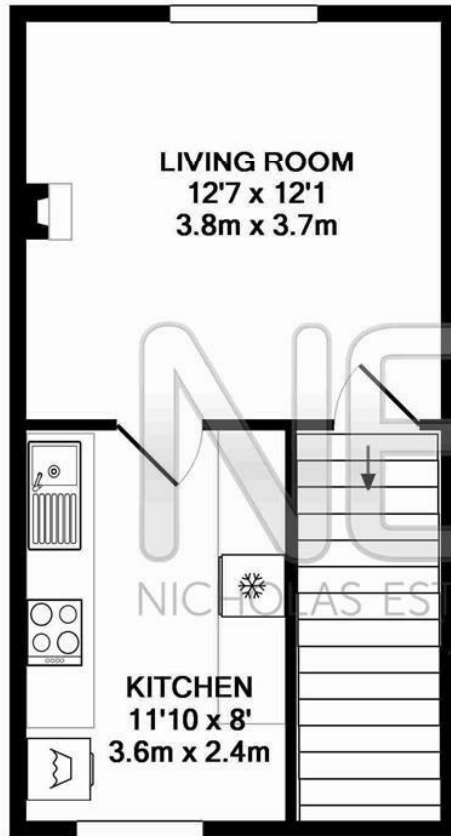
A modern style light and airy bathroom with a large window. A paneled bath, low level wc and wash hand basin.

Courtyard garden

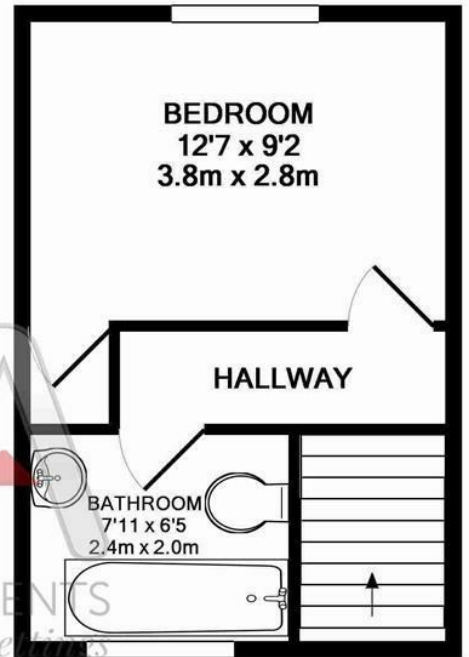
The flat is accessed via a private courtyard garden.



GROUND FLOOR
APPROX. FLOOR
AREA 24 SQ.FT.
(2.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 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		
(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		

