



**Southdown Road
Emmer Green, Reading, Berkshire RG4 8RN**

£1,250 PCM

NEA LETTINGS: This is a two bedroom apartment over two floors, with separate entrance and private garden area. The property is within a small development of 4 properties and benefits from off road parking and a private garden area. Upon entering the property, there is a small entrance hall, to the right is a bedroom, to the right is an open plan kitchen/living room. Upstairs there is a large bedroom with plenty of storage and a bathroom. EPC Rating E.

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.

Southdown Road, Reading, Berkshire RG4 8RN

- NEA Lettings
- Split level apartment
- Unfurnished
- Driveway parking
- EPC Rating E
- Emmer Green
- Two bedrooms
- Private garden area
- Council tax band B
- Available 12th June

Entrance Way

The property opens into a carpeted entrance leading to the open plan kitchen, and with a door to the ground floor bedroom.

Kitchen/Living Room



Open plan kitchen and living room with dual aspect windows. Kitchen area with wood effect flooring, plenty of counter top space, and sink with window overlooking the side of the property. Appliances include an under the counter fridge and freezer, 4 ring electric hob and oven with an extractor fan over and a washing machine. Carpeted living area with access to the stairs and door to the cupboard housing the water tank.

Bedroom Two

10'5" x 7'1" (3.20 x 2.16)



Carpeted single bedroom on the ground floor with window to right facing the garden.

Bedroom One

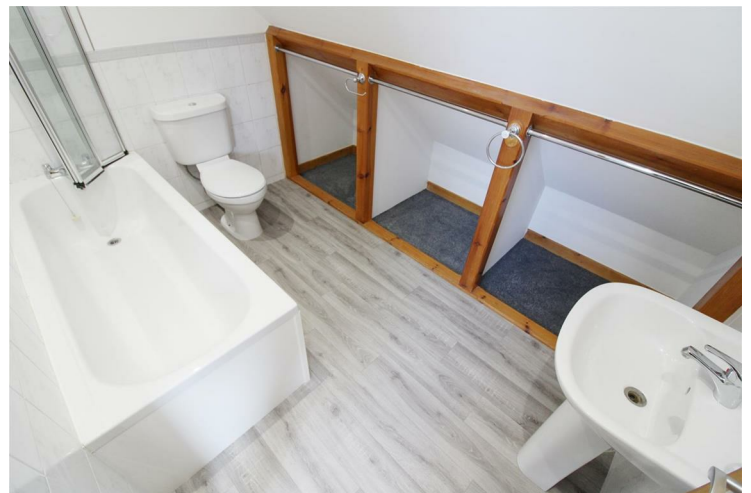
18'10" x 21'9" (5.75 x 6.63)



On the 1st floor is a large carpeted double bedroom, with window to rear and 2 Velux windows, there is plenty of storage in the eaves of the property. Door to bathroom.

Bathroom

9'6" x 5'6" (2.9 x 1.7)



Tiled bathroom with laminate flooring, bath with shower over, WC, sink and heated towel rail.

Garden

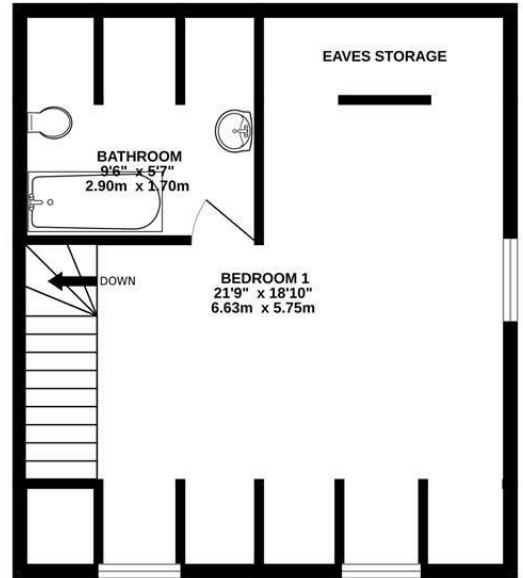
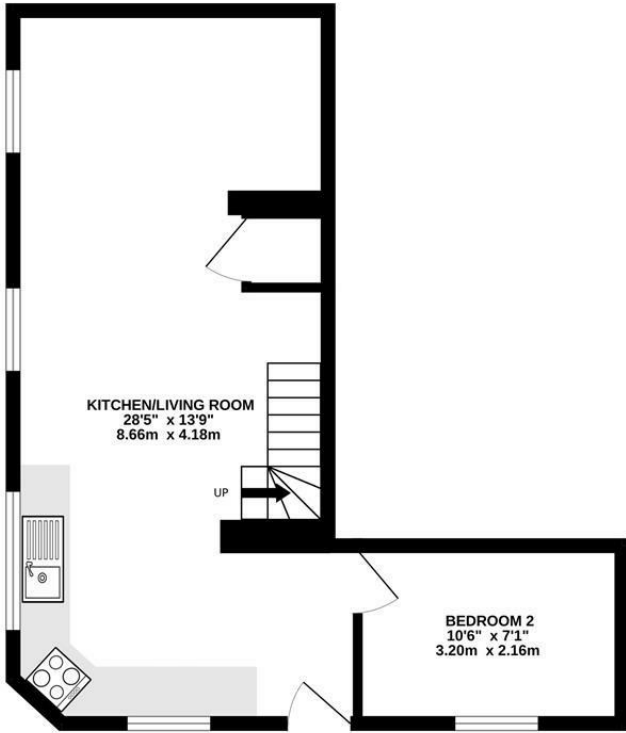
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To the front is a private garden. Please note there is a pond.

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

