



NICHOLAS ESTATE AGENTS
Sales & Lettings

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



**Napier Road
Reading, Reading, Berkshire RG1 8AB**

£1,700 PCM

NEA LETTINGS: A part furnished 1st floor purpose built apartment with lift access just 0.5 miles from Reading Mainline Station and the town centre. The property benefits from two double bedrooms, one with ensuite, a family bathroom, open plan living/dining room with balcony, fitted kitchen, wide hallway with two large storage cupboards and secure video entry system. The property benefits from lift access, is double glazed throughout and has electric heaters. There is gated parking and allocated car parking for one car. The development is situated just by Kings Meadows and a stone throw from the large Tesco on Napier road. EPC rating C.

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.

Napier Road, Reading, Berkshire RG1 8AB

- NEA Lettings
- Apartment
- Part furnished
- Parking for one car
- EPC Rating C
- Reading
- Two Double Bedrooms & Two Bathrooms
- Balcony
- Council tax band C
- Available 21st June

Hallway

A wider than average wooden floor hallway with video phone entry system. Storage cupboard housing the boiler, additional storage cupboard ideal for coats and shoes.

Living room

15'1" x 12'1" (4.6 x 3.7)



Light living room with wooden floor and full length doors at end to balcony. Furniture includes TV cabinet, glass display cabinet, dining table and 4 chairs.

Balcony



Off the living room is a small balcony. Furniture includes a wooden table and 2 chairs.

Kitchen

12'1" x 7'6" (3.7 x 2.3)



A tiled floor kitchen, open to the living room, plenty of storage space, 1.5 kitchen sink with drainer. Appliances include washing machine, electric oven, microwave, 4 ring electric hob, slimline dishwasher, built in tall fridge/freezer.

Master Bedroom

11'5" x 10'9" (3.5 x 3.3)



A wooden floor double bedroom with Juliette balcony. Furniture includes a double bed and 2 x bedside cabinets, a large wardrobe.

Master Bedroom ensuite



A tiled ensuite with sink, WC, large shower, mirrored storage cabinet.

Bedroom Two

11'5" x 8'10" (3.5 x 2.7)

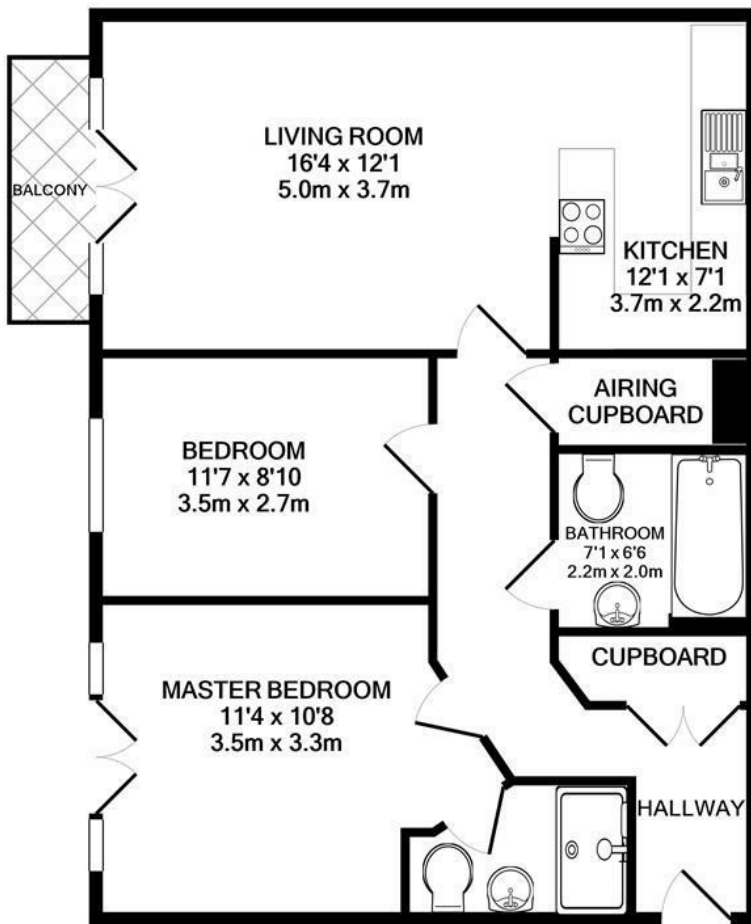


Carpeted double bedroom with window to front.

Bathroom



Tiled bathroom, WC, sink, bath with hand held shower, storage unit



TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 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			
EU Directive 2002/91/EC		78	84
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			

