



**Priory Avenue  
Caversham, Reading, Berkshire RG4 7SE**

**£1,000 PCM**

NEA LETTINGS: A one bedroom unfurnished apartment across ground and 1st floor with access to a shared communal garden. Please note that the living area of this flat is on the ground floor and the bedroom and shower on the 1st floor via a shared entrance hall. The mid terrace house is split into 3 flats and it is just a short walk to the centre of Caversham with its independent shops and restaurants and provides excellent access to Reading Town Centre and mainline station. Please note that this property is only suitable for single occupancy. 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.

## Priority Avenue, Reading, Berkshire RG4 7SE

- NEA Lettings
- Apartment over two floors
- Unfurnished
- Walking distance to shops
- EPC Rating E
- Caversham
- One Bedroom
- Shared rear garden
- Council tax band B
- Available 8th May

### Living room/kitchen



Entrance from the shared hallway into the kitchen/diner and living space which has been newly carpeted and has a bay window overlooking the quiet street. Appliances in the kitchen include washing machine, electric oven and four ring hob, stainless steel sink with drainer and under counter fridge with box freezer.

### Entrance Hall (shared)

Exit the living room/kitchen and use the staircase to access the bedroom and shower room which is on the first floor.

### Bedroom



Bedroom is carpeted with the window overlooking the rear garden.

### Shower room

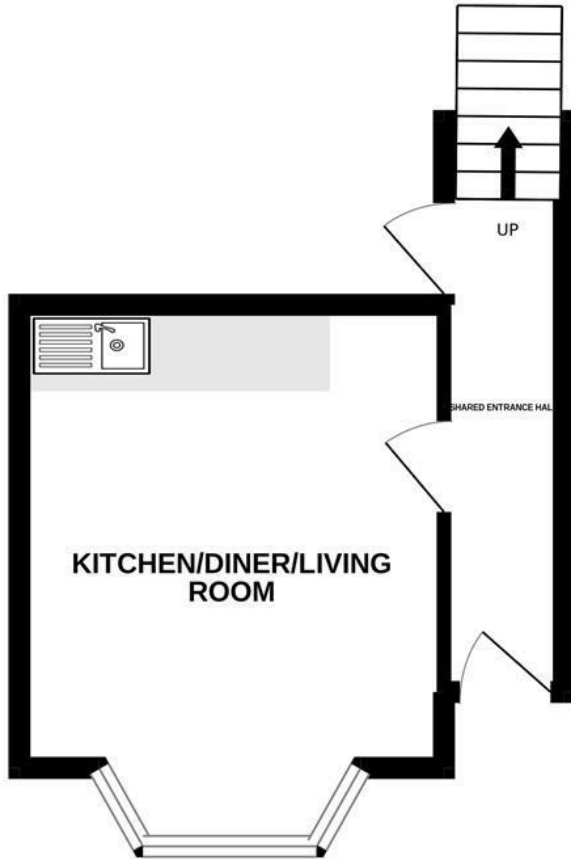


Shower room with lino floor, WC, sink and corner shower cubicle.



GROUND FLOOR  
108 sq.ft. (10.0 sq.m.) approx.

1ST FLOOR  
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 248 sq.ft. (23.1 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>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

