



**Henley Road  
Caversham, Reading, Berkshire RG4 6LE**

**£1,350 PCM**

NEA LETTINGS: A well presented, spacious two double bedroom, two bathroom, 2nd floor modern apartment within easy reach of both Caversham and Reading centres, including the mainline train station. The furnished accommodation comprises of entrance hall with storage cupboards, large living room with views to the garden area, fitted kitchen with appliances, two double bedrooms (master with ensuite) and family bathroom. Residents have access to a communal garden plus there is a reserved space for parking one car. Sorry no pets. 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.

## Henley Road, Reading, Berkshire RG4 6LE

- NEA Lettings
- Caversham
- Purpose built Apartment
- Furnished
- Two Bedrooms, two bathrooms
- Communal grounds
- Allocated Parking
- Council Tax Band D
- EPC Rating C
- Available 21st August

### Hallway

A carpeted hallway with electric heater, doors to all rooms. Cupboard housing the boiler plus additional storage cupboard for coats and shoes.

### Living room

18'8" x 14'9" (5.7 x 4.5)



A carpeted living room, with views to the garden area with Juliette balcony. Furniture includes two leather sofas, feature fireplace, tv stand, shelving unit, dining room table with four chairs.

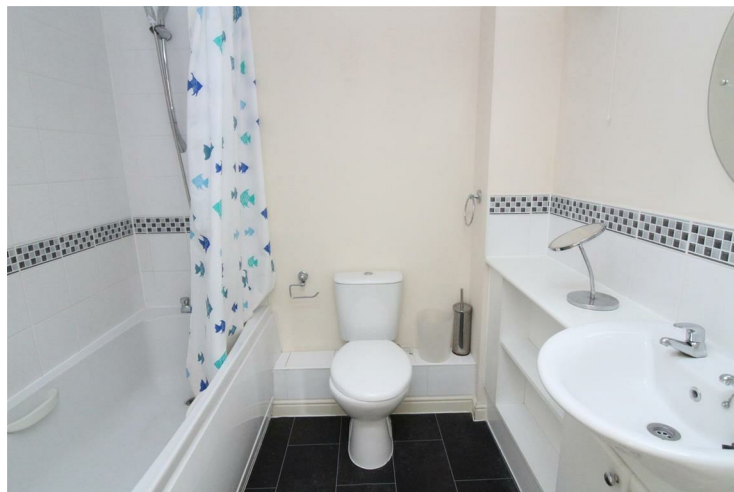
### Kitchen

9'10" x 5'6" (3.0 x 1.7)



A good size kitchen with plenty of storage, dishwasher, oven, microwave, fridge freezer, washer dryer and electric hob.

### Bathroom



A good size family bathroom., bath with shower over, wc, sink with storage underneath

### Bedroom One

13'1" x 13'1" (4.0 x 4.0)



Carpeted master bedroom with window and door to ensuite. Furniture includes a double bed, wardrobe, two bedside tables.

### Bathroom One ensuite



A good size ensuite with a cubicle shower, wc and sink

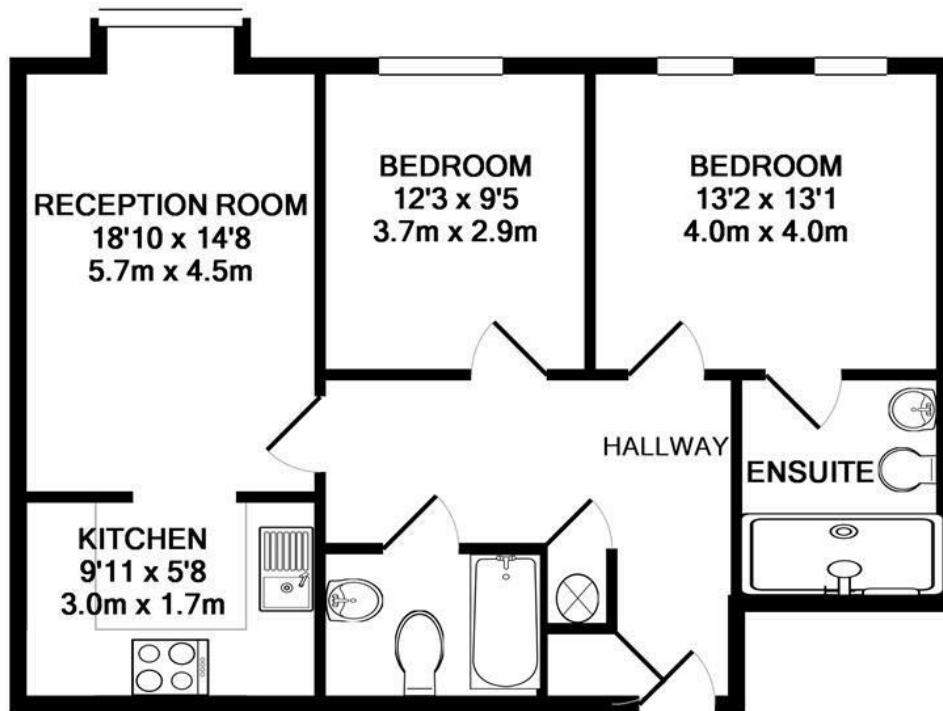
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### Bedroom Two

12'1" x 9'6" (3.7 x 2.9)



A good size carpeted double bedroom with window. Furniture includes a double bed, wardrobe and bedside table.



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 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) <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			
EU Directive 2002/91/EC		80	82
England & Wales			
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			
EU Directive 2002/91/EC		69	71
England & Wales			

