



**1 North Street
Caversham, Reading, Berkshire RG4 8JA**

£1,050 PCM

NEA LETTINGS: This is a first floor one bedroom furnished apartment in a smart, modern apartment located in the heart of Caversham. Décor is neutral and the property is carpeted throughout with cream carpet, apart from the kitchen and bathroom which have tiled floors. Entry to the apartment block is via intercom, controlled from the apartment. 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.

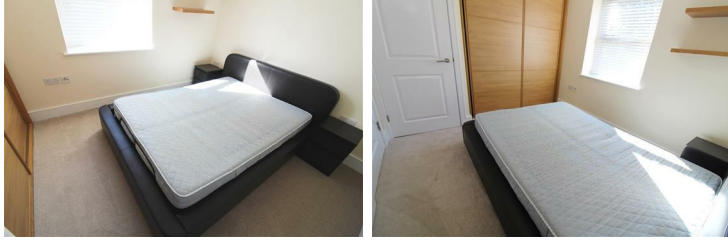
1 North Street, Reading, Berkshire RG4 8JA

- NEA Lettings
- Apartment
- Furnished
- No parking
- EPC Rating C
- Caversham
- One bedroom
- Close to Caversham centre
- Council tax band B
- Available 8th October

Hallway

The front door of the apartment leads in to a hallway with doors off to the bedroom, bathroom and living area.

Bedroom



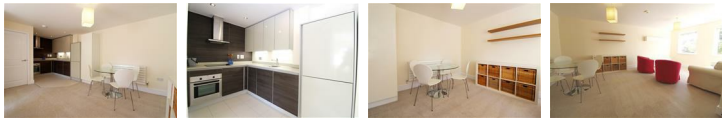
The double bedroom has a window to the rear of the property, with built in wardrobe and a storage cupboard which also contains the water tank. Furniture includes double bed and mattress and two bedside cabinets.

Bathroom

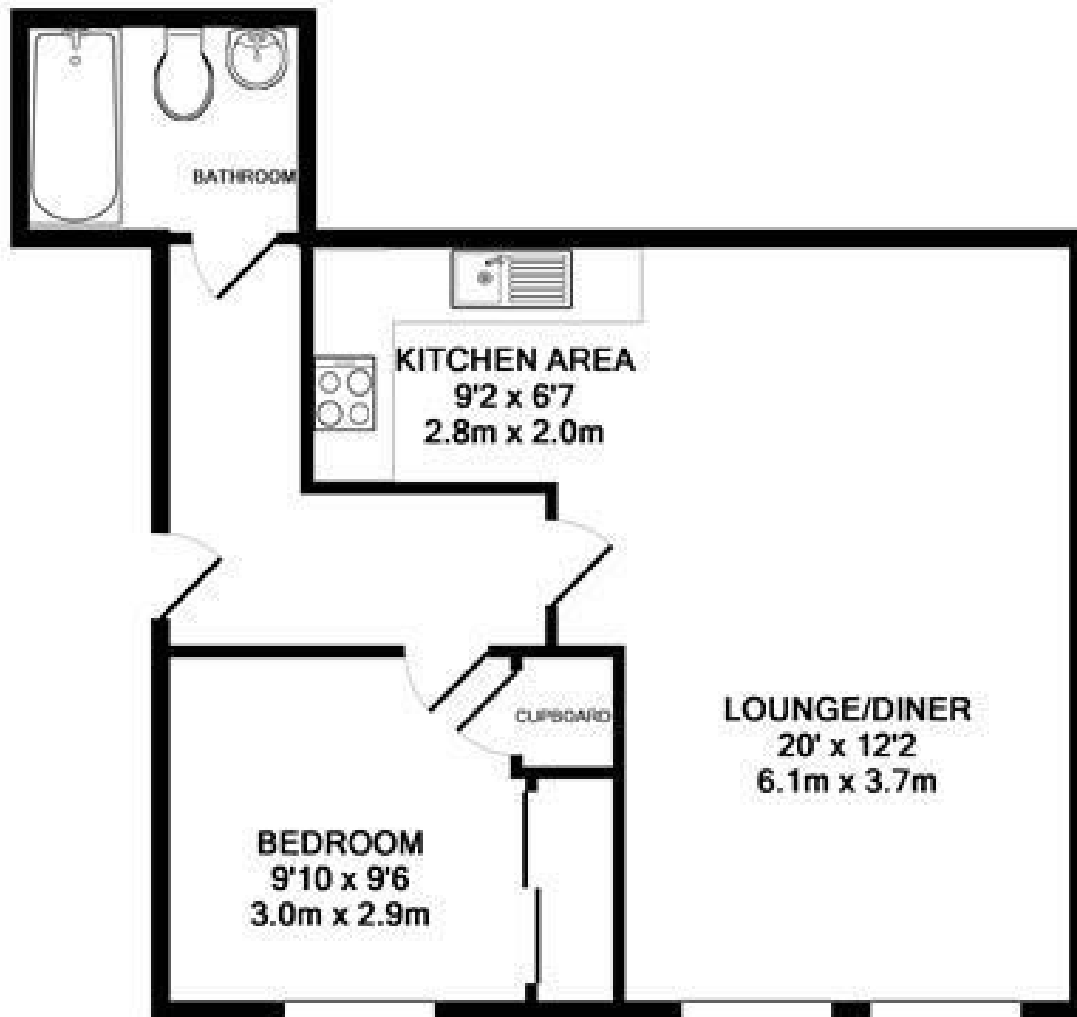


White bathroom suite with shower over the bath, WC and sink.

Kitchen/Dining/Living Area



A large living space with a light and spacious feel, with two windows to the rear. The kitchen benefits from an integrated washer, integrated fridge/freezer, electric hob and oven with extractor. The dining area and living room area are divided by a sofa, so feel very spacious. Furniture includes a dining table and four chairs, a storage cabinet with 8 basket drawers, a sofa and two armchairs, plus a TV cabinet.



TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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 | | 80 | 81 |
| 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 | | | |

