



NICHOLAS ESTATE AGENTS
Sales & Lettings

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



Albion Terrace
London Road, Reading, Berkshire RG1 5BG

£1,350 PCM

NEA LETTINGS: The property has just been repainted and re-carpeted (July 2024). This is a top (3rd) floor apartment located in the prestigious Grade II listed building in the heart of Reading. This property boasts two bedrooms, ideal for a small family or professionals looking for extra space. The spacious living room offers a great area for relaxation and entertainment, perfect for hosting guests or simply unwinding after a long day. Situated very close to the renowned Royal Berkshire Hospital, the apartment provides convenience and accessibility for those working in the healthcare sector or seeking proximity to medical facilities. The secure gated parking ensures the safety of your vehicle, offering peace of mind in a bustling city environment. With its historical charm and modern amenities, this penthouse apartment presents a unique opportunity to reside in a sought-after location in Reading. 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.



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Albion Terrace, Reading, Berkshire RG1 5BG

- NEA Lettings
- Top (3rd) floor apartment
- Two bedrooms
- Secure gated parking space for one car
- EPC Rating C
- Reading
- Unfurnished
- Large living room
- Council Tax band C
- Available Immediately

Entrance Hall

A carpeted entrance hall with doors to all rooms and hatch to loft. The loft houses the boiler and water tank and has ladders up, plus space for storage.

Living Room

14'5" x 14'1" (4.4 x 4.3)



A good sized carpeted living room with two feature arched sash windows to the front allowing plenty of natural light, carpeted, radiator and log style electric fire. Door to kitchen.

Kitchen

14'5" x 7'6" (4.4 x 2.3)



A good sized kitchen with ample wall and base units, roll top work surfaces with inset stainless steel sink and drainer. Four ring hob, oven and extractor, washing machine, dishwasher and free standing fridge freezer. Part tiled walls and a feature arched window to the front.

Bedroom One

9'6" x 8'2" (2.9 x 2.5)



Offering views over the Reading skyline is this light and airy double bedroom, sash window, carpeted, radiator and storage cupboard.

Bedroom Two

11'1" x 6'2" (3.4 x 1.9)



Offering views over the central Reading skyline is this light and airy bedroom, carpeted and radiator.

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Bathroom

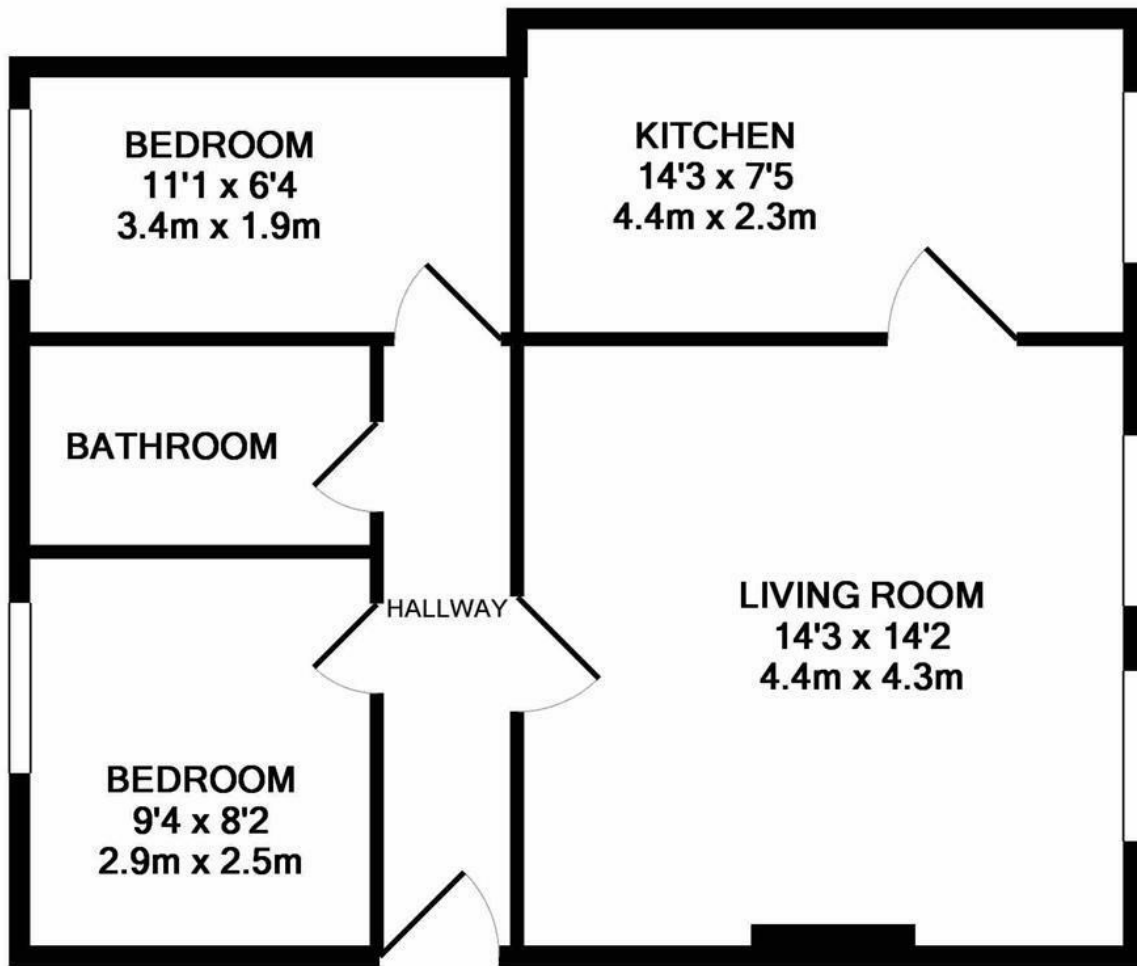


A three piece suite comprising of a panelled bath with electric shower, low level WC, wash hand basin and tiled walls.

Communal ground



Very attractive communal gardens and one secure parking beyond coded electric gates.



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 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 | | 66 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| 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 | | 65 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

