



Cardinal Close
Caversham, Reading, Berkshire RG4 8BZ

£1,100 PCM

NEA LETTINGS: A purpose built ground floor one bedroom flat in this modern development, just a stones throw from The Thames and Christchurch Meadows and ten minutes walk to Reading mainline station. This modern self contained flat benefits from shared manicured gardens and a single garage. There is a double bedroom, bathroom, kitchen and living room. EPC Rating D.

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.

Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- Apartment purpose built
- Single garage
- Close to River & Christchurch Meadows
- EPC rating D
- Caversham
- One double bedroom
- Short walk to Reading and mainline station
- Council Tax Band B
- Available 6th November

Living Room

12'5" x 10'2" (3.8 x 3.1)



A carpeted living room with large windows overlooking the shared gardens.

Kitchen

13'5" x 6'2" (4.1 x 1.9)



A tiled floored modern cream kitchen with electric oven and hobs with extractor fan, fridge and hotpoint washing machine, sink under the window which looks over the shared garden and a large storage cupboard.

Bathroom

6'6" x 5'6" (2.0 x 1.7)



A tiled modern white bathroom suite with WC, sink, bath and shower over bath, mirror and storage cabinet

Bedroom

10'9" x 8'10" (3.3 x 2.7)

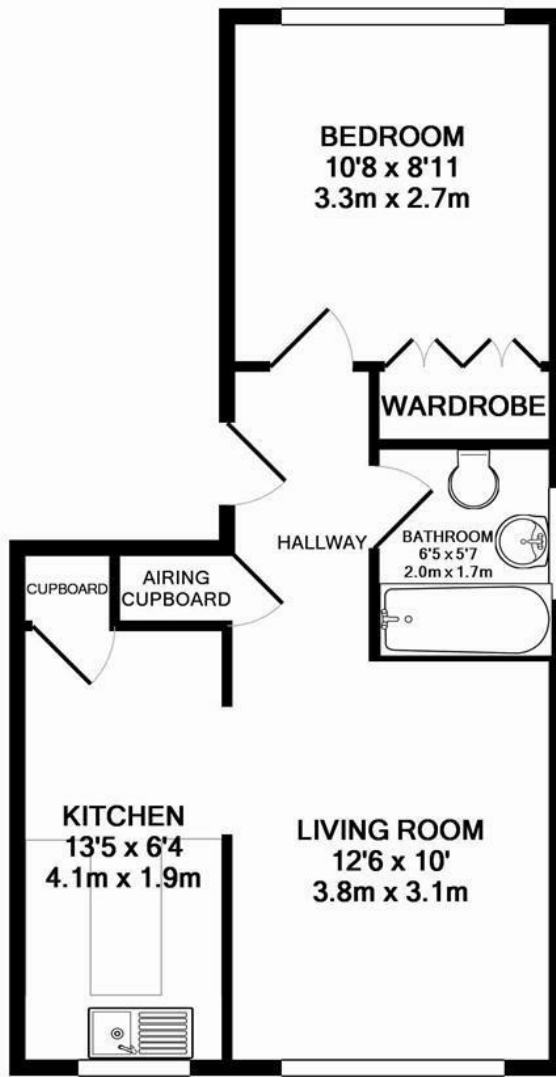


A large carpeted bedroom with large windows and built in wardrobes

Garage



A single garage comes with the property



TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 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		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			78
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		59	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			65
England & Wales			

