



**Riverside Court
Caversham, Reading, Berkshire RG4 8AL**

£1,650 PCM

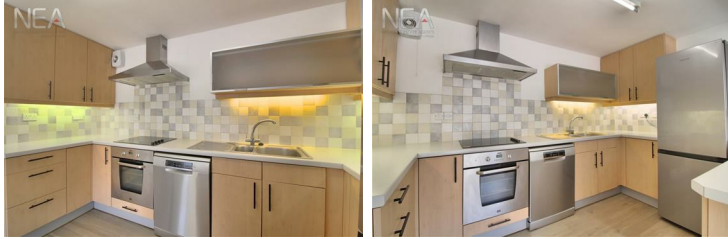
NEA LETTINGS: This is a first floor, split level two double bedroom unfurnished apartment located by the River Thames in Caversham, only a short walk to Reading mainline railway station, with its high speed trains (25 mins) in to London Paddington. The apartment is located immediately on the riverside with private gate access onto Christchurch Meadows. The apartment has a secure video entry intercom and opens onto a hallway, living room with open plan fully fitted kitchen with balcony overlooking River Thames. There is a dining room, two double bedrooms both with fitted wardrobes, bathroom with separate shower cubicle, separate WC and a utility room that has a second entrance directly adjacent to the front door. The property has gas central heating and benefits from a shared storage room. There is secure entry with electric gate to the development with access allocated parking for one car and communal grounds. 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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- NEA Lettings
- Unfurnished
- Views of River Thames
- Allocated Parking
- EPC Rating C
- Split-Level Apartment
- Two Double Bedrooms
- Walking Distance to Reading Centre
- Council Tax Band D
- Available immediately

Kitchen



Modern kitchen with fridge/freezer, oven, hob & extractor, dishwasher, washing machine, tumble dryer.

Living room



Spacious, carpeted living room with access to balcony via patio doors. Open archway to dining room and open plan kitchen.

Dining Room



Carpeted dining room with window overlooking the river.

Bedroom One



Carpeted double bedroom with fitted wardrobe and additional free standing wardrobe. Window to the front of the property.

Bedroom Two



Carpeted double bedroom with fitted wardrobe. Window over looking the front of the property.

Bathroom



Bathroom with a bath, separate shower cubical, sink basin set to storage.

Balcony



Large balcony with river views.

Cloakroom



Separate from the main bathroom, the cloakroom offers a sink and toilet with laminate flooring.

Utility Room

This room houses the washing machine and has a wall mounted bike rack.



TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 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	69	78
(55-68) D		
(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	66	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

