

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



**St. Annes Road
Caversham, Reading, Berkshire RG4 7PA**

£1,000 PCM

NEA LETTINGS: A top (2nd) floor flat in a sought after and safe area of Caversham. The one bedroom part furnished flat is located on St Anne's Road, in the heart of Caversham and just a short walk from Reading and the mainline station. The flat comprises of a kitchen/diner which opens onto the living room, a double bedroom and bathroom. The property also benefits from shared communal gardens and on road parking. Sorry this flat is not suitable for children. 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.

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

St. Annes Road, Reading, Berkshire RG4 7PA

- NEA Lettings
- One bedroom apartment
- Communal gardens
- Parking on street
- EPC Rating D
- Caversham
- Part furnished
- Short walk to Reading and mainline station
- Council Tax Band A
- Available 31st May

Hallway

The property opens into the 1st floor staircase, there is space for storage and a staircase which takes you up to the flat. The Hallway upstairs has doors to all rooms and a tumble drier, plus eaves storage.

Kitchen/Diner



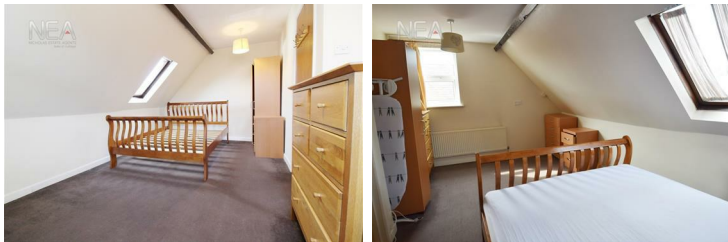
Vinyl wood effect flooring in the kitchen area. The kitchen has a four ring gas hob, electric oven, free standing fridge/freezer. There is a table with 2 chairs. The kitchen opens onto the living room:

Living Room



Carpeted living room with window to rear. Furniture includes a leather sofa, pouffe, TV stand, set of low drawers.

Bedroom

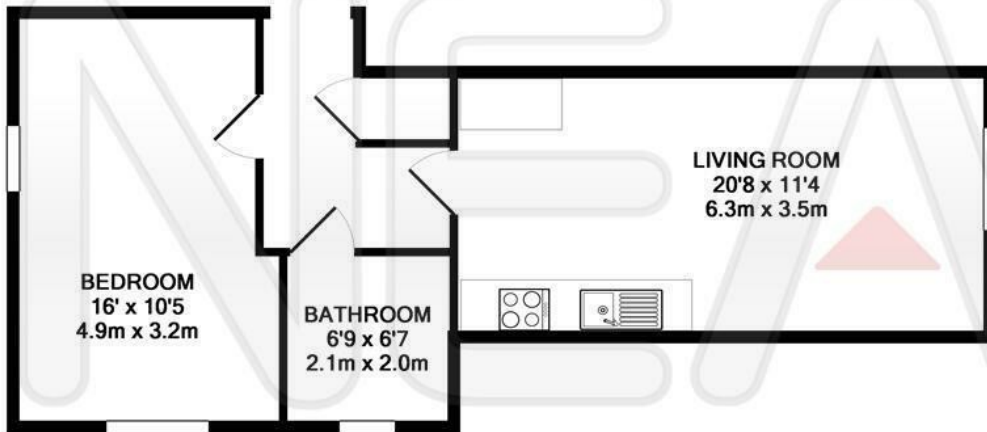


Dual aspect carpeted double bedroom. Furniture includes a double bed, 2 x bedside cabinets, set of drawers and wardrobe.

Bathroom



Vinyl floor, tiled to ceiling, velux window, WC, sink, bath with shower over.



NICHOLAS ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 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

Made with Metropix ©2017

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

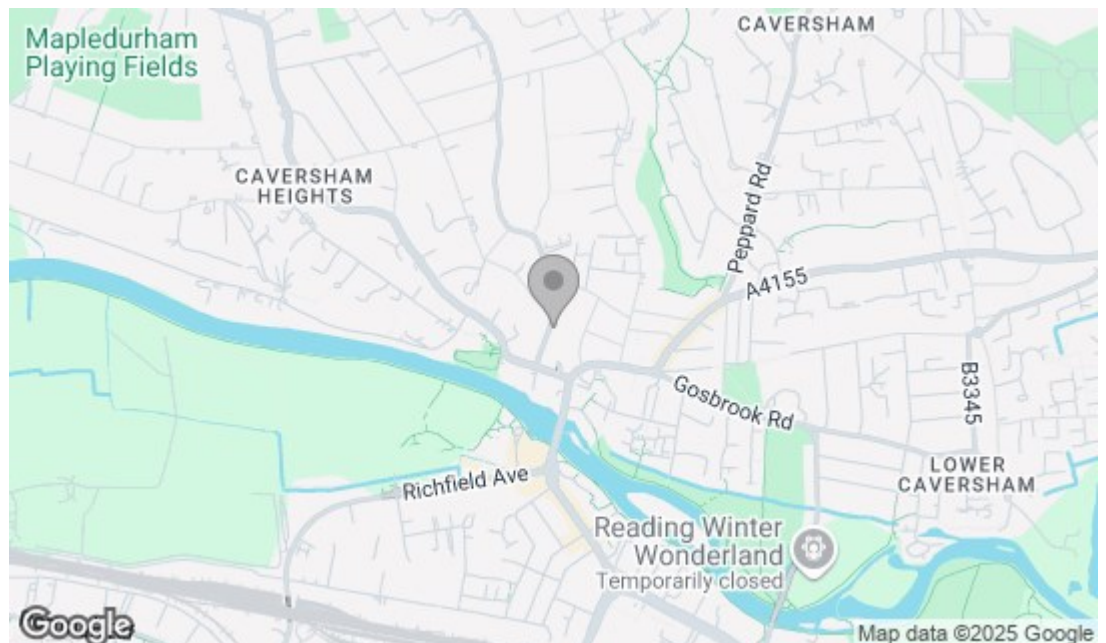
EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		

England & Wales

EU Directive
2002/91/EC



7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB

Tel: 0118 948 4040