

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



**Cardinal Close  
Caversham, Reading, Berkshire RG4 8BZ**

**£1,100 PCM**

**NEA LETTINGS:** A purpose built top floor one bedroom self contained, furnished flat. Set in a well maintained development, just a stones throw from The River Thames and Christchurch Meadows and within ten minutes walk to Reading mainline station. There is a large double bedroom, bathroom, modern kitchen and large living room with doors which open out onto the balcony. Permit Parking. 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.

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## Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- Caversham
- One bedroom top floor • Furnished apartment
- Permit parking
- Balcony
- Short walk to Reading • EPC rating D mainline
- Council Tax Band B
- Available 2nd July

### Hallway

Laminate wood flooring with a storage cupboard containing a hot water cylinder. Doors to bedroom, bathroom and living room.

### Bedroom

10'2" x 8'10" (3.1 x 2.7)



Light and airy double bedroom with carpet flooring and a double glazed side window offering views towards Caversham. Furniture in the room includes a double bed and side table there is also a fitted wardrobe.

### Bathroom



Modern and stylish three piece white suite which includes a mixer tap panel enclosed bath with wall mounted shower over, a low level WC and a wash hand basin also with a mixer tap. There is a chrome heated towel rail on the part tiled wall, tiled floors and a double glazed frosted window to the side of the building.

### Living room

12'1" x 9'10" (3.7 x 3.0)



Wonderful South facing, laminate floored room with floor to ceiling windows along one end, opening onto the balcony with a sliding glass door. Furniture in the room includes a sofa, set of shelves and cabinet.

### Kitchen

13'5" x 6'6" (4.1 x 2.0)



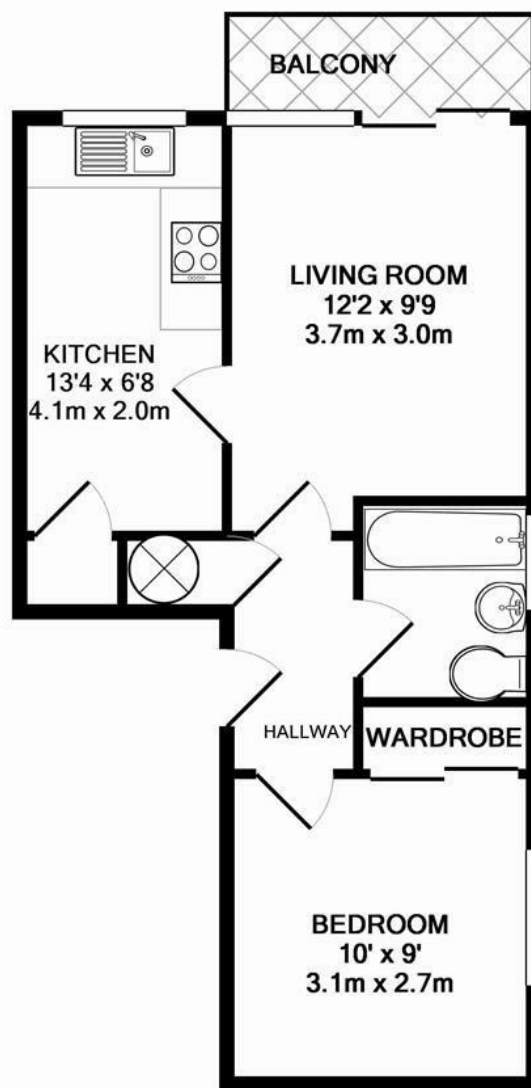
Modern and stylish kitchen with ample wall and base units an oven, a four ring hob and an extractor. There is a slim line dishwasher, washing machine and a fridge freezer.

### Balcony

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Deck floored balcony offering a view to the river Thames.



TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.9 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) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>64</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

