



**Prospect Street
Caversham, Reading, Berkshire RG4 8JN**

£1,000 PCM

NEA LETTINGS: This is a one bedroom ground floor converted apartment. The property benefits from a large double bedroom, living room, kitchen, shower room and large garden. It is located on Prospect Street, Caversham just 1 mile from the Reading train station and would be ideal for a single professional or couple. EPC Rating E.

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
- Ground floor flat
- Furnished
- Permit Parking
- EPC Rating E
- Caversham
- One bedroom
- Enclosed rear garden
- Council tax band B
- Available 16th July 2025

Living room



The internal front door opens into the carpeted living room. Doors to bedroom and kitchen, window overlooking the garden.

Bedroom



Carpeted double bedroom to front with large bay window and built in wardrobe. Furniture includes a double bed.

Kitchen



Galley style kitchen with window and door to garden. Appliances include washing machine, electric oven & four ring hob, freestanding fridge freezer.

Shower room



A shower room with large cubicle shower, sink, WC & heated towel rail. Window overlooking rear garden.

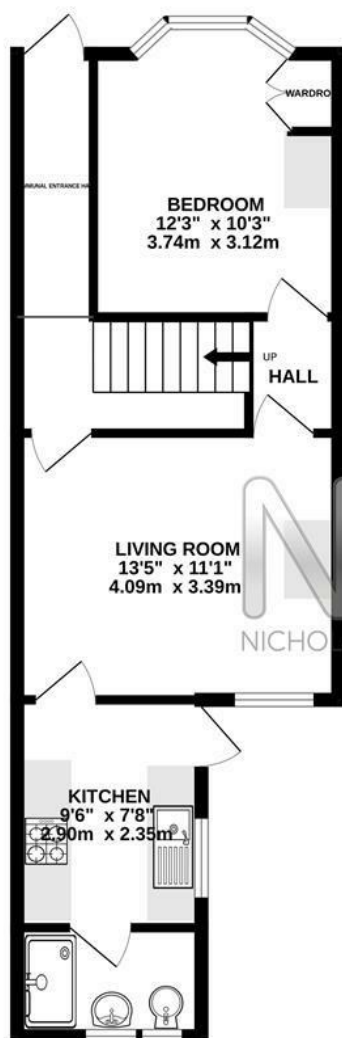
Rear garden



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The flat benefits from access to the private garden, which has patio immediately to rear, then steps up to long garden, which is mainly laid to lawn.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL FLOOR AREA : 4198sq.ft. (390.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(39-54) E	39	54
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

