



The Mount Caversham, Reading, Berkshire RG4 7RE

£2,200 PCM

NEA LETTINGS: Located in one of the most sought-after areas in Caversham, this stunning two bedroom executive apartment is offered fully furnished to an exceptional standard. Set in a private, gated development, with elevated parkland with magnificent cedar of Lebanon, lime and stone pine trees. The apartment is within walking distance of Caversham centre, with its independent shops and restaurants, shops, and within walking distance of Reading centre with its mainline station and high speed trains (25 mins) in to London Paddington. Each apartment has an individual locker located outside the flat for the purposes of storing golf clubs, training shoes etc. and allocated secure parking. 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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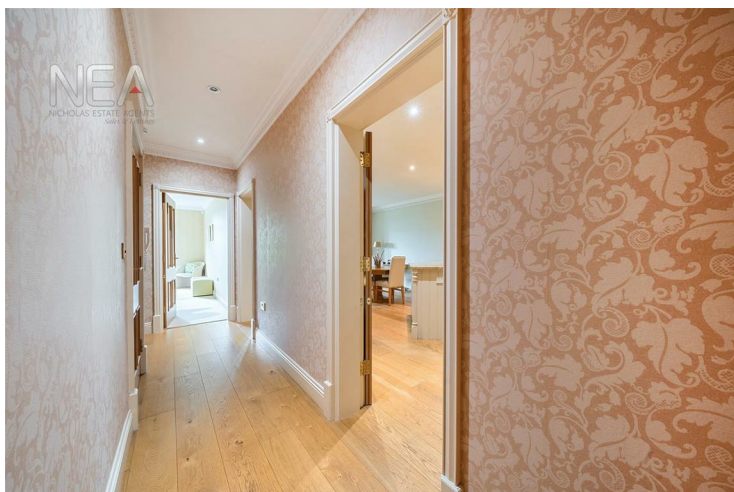
- NEA Lettings
- Short walk to central Reading and mainline station
- Two bedrooms (one ensuite)
- Secure parking
- EPC Rating C
- Caversham
- Fully furnished
- Private courtyard
- Council Tax Band E
- Available immediately

Communal entrance hall



A good sized communal entrance hall with a feature spiral stair case and lift to the ground floor.

Hallway



A good sized hallway with storage cupboards, wood flooring, entryphone and doors leading to all rooms.

Kitchen/Living Room

35'9" x 14'1" (10.9 x 4.3)



A fantastic open plan space with a good sized living / dinning area that has double glazed doors and windows to the private garden. There is an ornamental feature fire place, wood flooring, ceiling spot lights and open plan to the kitchen area. A luxury 'Mark Wilkinson' kitchen that offers ample wall and base units with built in gas hob, oven, microwave, dishwasher, cupboard with space for the washing machine and dryer and space for the 'American style fridge/freezer. Solid stone work surfaces, ceiling spot lights and open plan to the living area.

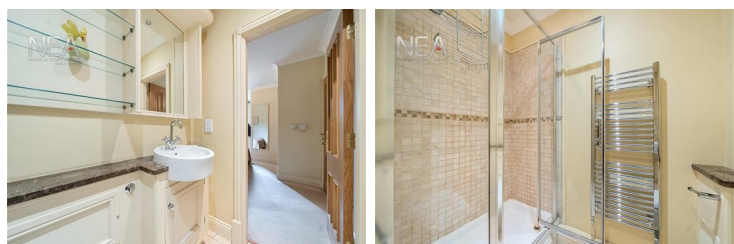
Bedroom One

17'0" x 11'9" (5.2 x 3.6)



A good sized bedroom with a double glazed window to the front offering views over the private garden, ample fitted wardrobes, carpeted and door to the en suite. Furniture includes a double bed, fitted wardrobe, chest of drawers & bedside cabinets. Door to ensuite.

Ensuite to bedroom one



A modern and stylish shower room comprising of a shower, WC, wash hand basin and a heated towel rail. Tiled floor, extractor and attractive fitted shelves.

Bedroom Two

15'8" x 11'1" (4.8 x 3.4)



Offering views over the attractive garden is the good sized room, carpeted and ample fitted wardrobes. Furniture includes a double bed and two bedside cabinets.

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Bathroom

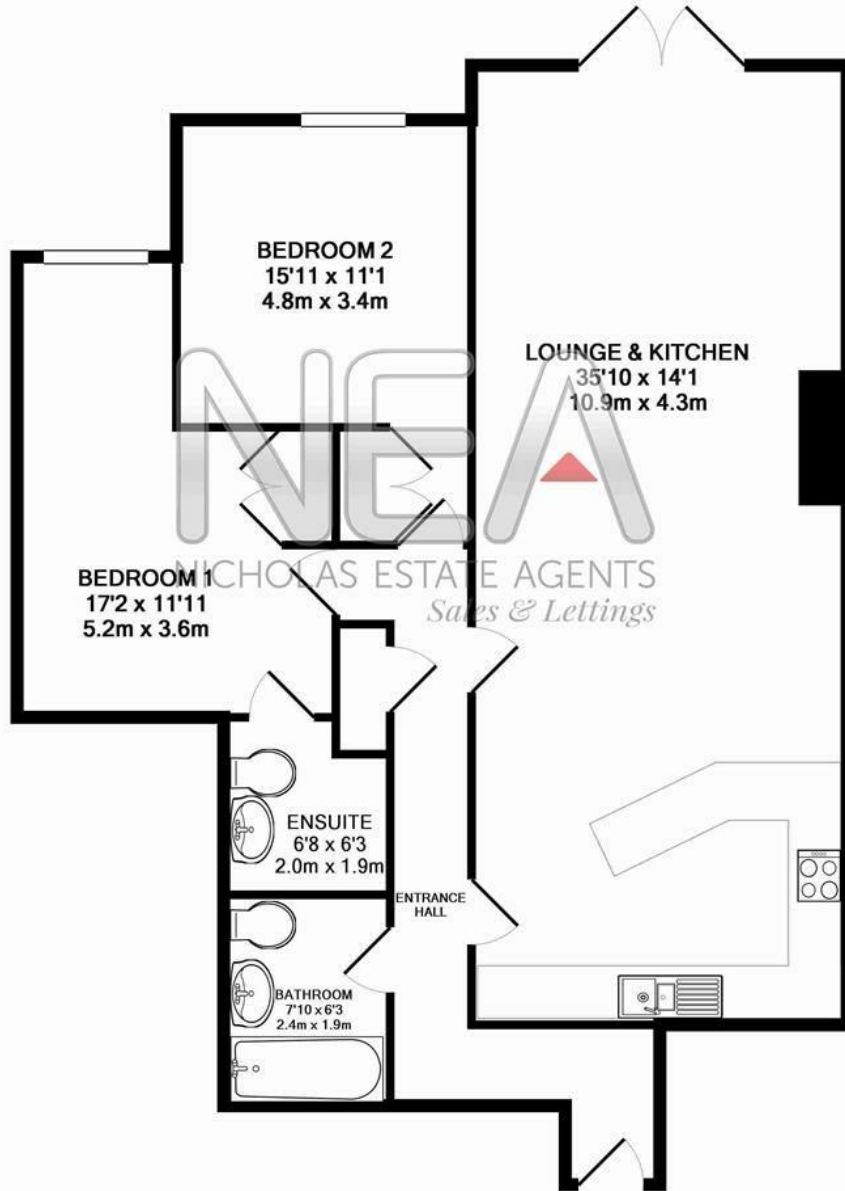


A good sized modern bathroom comprising of a panelled bath with a shower attachment and mixer tap, WC, wash hand basin and a heated towel rail. Tiled floor, extractor and attractive fitted shelving units.

Courtyard Garden



An easy to maintain southerly garden. The garden is primarily paved with attractive shrub borders.



TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (93.9 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		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
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