



Notley Place
Emmer Green, Reading, Berkshire RG4 8PW

£1,750 PCM

NEA LETTINGS: Dominating the top floor of a Grade II Listed building, this furnished penthouse apartment is situated on the cusp of Caversham and Emmer Green, and within easy access of Reading town centre. Set in a private, gated development boasting views across Reading. With modern open plan kitchen and living space, three bedrooms and family bathroom. The property is furnished to a high standard with private parking for one car plus visitors and a bicycle store. Sorry no pets. This property is not suitable for young children. 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
- Penthouse Apartment
- Furnished
- Parking for one car
- EPC Rating C
- Emmer Green
- Three Bedrooms
- Grade II Listed Building
- Council Tax D
- Available 6th August

Entrance Hall

A welcoming entrance with wood laminate flooring, airing cupboard and doors leading to;

Living Room

15'1" x 12'1" (4.6 x 3.7)



With dual aspect window offering views across Reading, this living space has wood laminate flooring and opening to kitchen breakfast room. Furniture includes leather three seater sofa, coffee table, T.V. unit with storage, easy chair and coat stand.

Kitchen Breakfast Room

15'1" x 7'6" (4.6 x 2.3)



A modern fully fitted kitchen with window overlooking the side of the property and ample dining space. Appliances include washer/dryer, dishwasher, electric oven, hob, extractor fan and fridge/freezer. Furniture includes dining table and four chairs.

Bedroom One

10'9" x 10'2" (3.3 x 3.1)



This large double carpeted master bedroom has double built in wardrobe and fantastic views over Reading. Furniture includes double bed and mattress, desk and two side tables.

Bedroom Two

10'9" x 8'10" (3.3 x 2.7)



A double carpeted bedroom with window overlooking the side of the property. Furniture includes single bed and mattress, desk and hanging rail.

Bedroom Three

8'2" x 8'2" (2.5 x 2.5)



A good size single bedroom with carpet and fantastic views across Reading. This room benefits from a double built in wardrobe. Furniture includes single bed and mattress and side table.

Bathroom

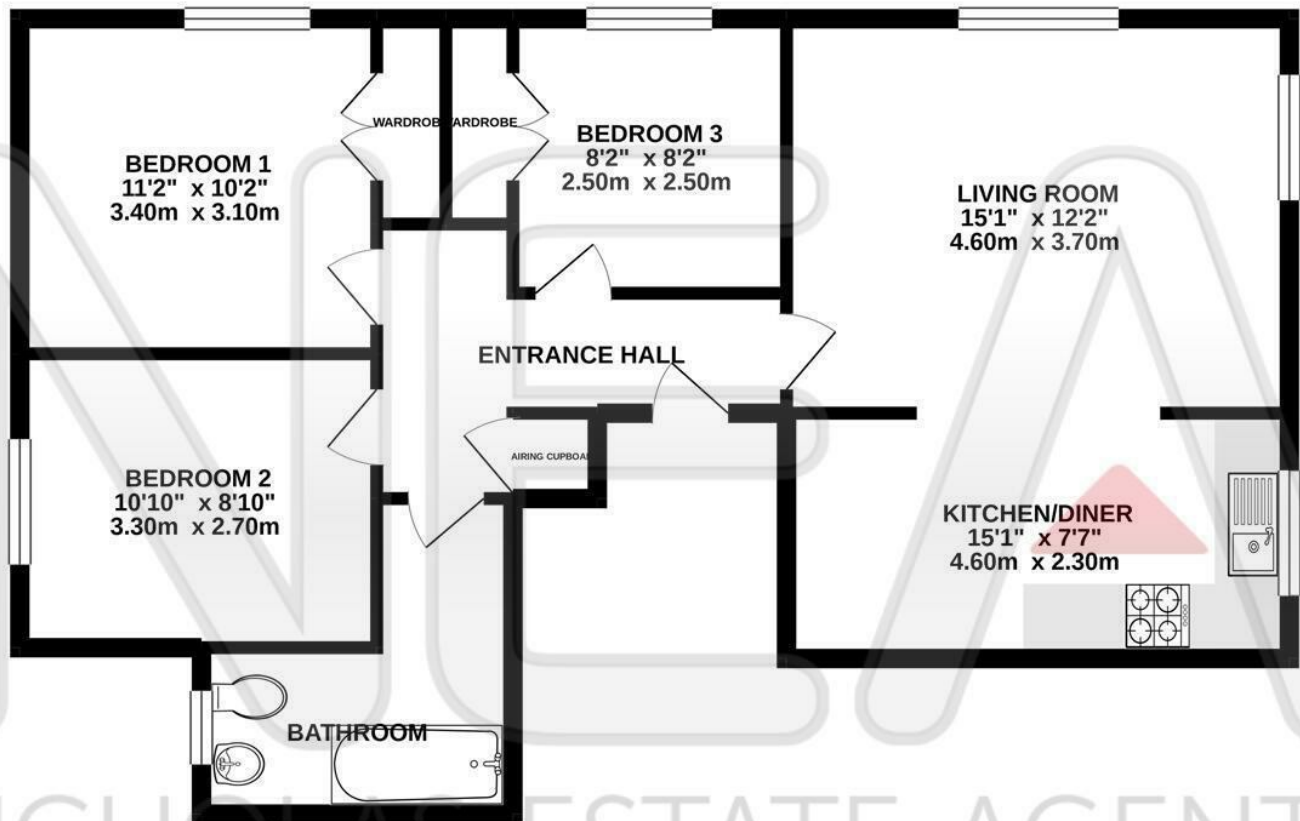
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A large bathroom with window bringing in natural light, tile effect vinyl flooring and three piece suite comprising of bath with shower over, pedestal wash hand basin and W.C.

PENTHOUSE

764 sq.ft. (71.0 sq.m.) approx.



NICHOLAS ESTATE AGENTS
Sales & Lettings

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		
(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		

