



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

£1,300 PCM

NEA LETTINGS: A purpose built second floor two bedroom flat in this quiet development, just a stones throw from The Thames and Christchurch Meadows and within a 10 minute walk to Reading mainline station. The property benefits from a living/dining room, with a private balcony, two double bedrooms, modern kitchen and bathroom. The property is set within a quiet development with communal manicured gardens. Permit 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.

Cardinal Close, Reading, Berkshire RG4 8BZ

- NEA Lettings
- Second (top) floor apartment
- Part Furnished
- Permit parking
- EPC Rating C
- Caversham
- Two bedrooms
- Balcony with views to Thames River
- Council Tax Band C
- Available 5th November

Living Room/Dining Room

14'9" x 9'10" (4.5m x 3.0m)



A light and airy carpeted living room with glass sliding doors which open onto private balcony which over looks the Thames. Doors to kitchen and hallway. Furniture includes 1 x sofa, 1 x footstool & 1 TV stand.

Kitchen

14'9" x 6'6" (4.5m x 2.0m)



Great size kitchen with breakfast bar with two stools. With a sink under the window plus plenty of storage cupboards and work space plus larder cupboard. Appliances include washing machine, fridge freezer, oven with 4 ring hob and extractor.

Bedroom One

9'2" x 8'2" (2.8m x 2.5m)



A carpeted double bedroom with built in wardrobes. Furniture includes 1 x double bed and 2 x bedside cabinets.

Bedroom Two

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



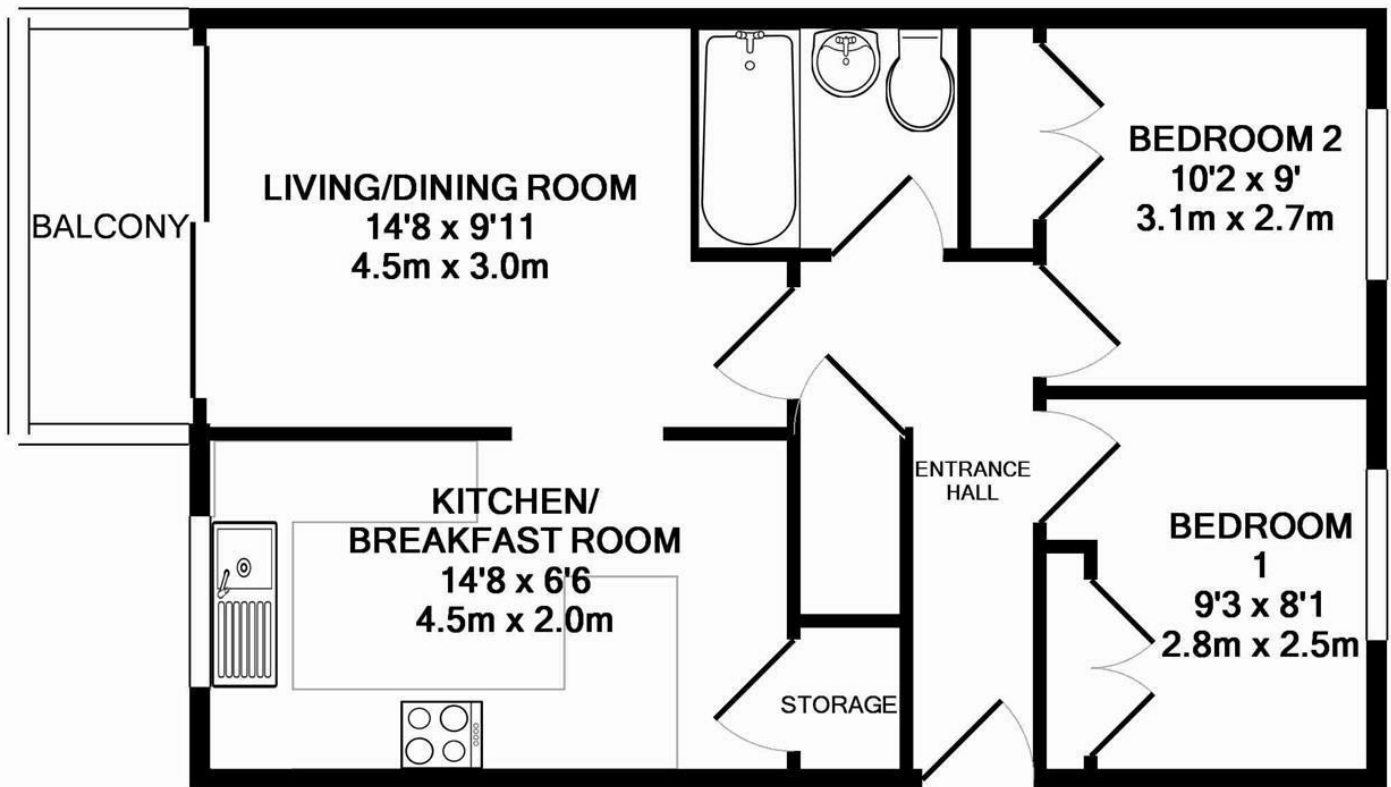
A double carpeted bedroom, with built in wardrobe. Furniture includes a desk & chair.

Bathroom

A three white piece suite, bath with shower unit over bath, WC and sink.

Balcony

An added bonus with this property is the private balcony, lovely for warm weather and views of the Thames.



TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 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		
EU Directive 2002/91/EC		
England & Wales		
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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