

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



**Henley Road
Caversham, Reading, Berkshire RG4 6DS**

£1,100 PCM

NEA LETTINGS: A unique, unfurnished first floor, one bedroom flat in a large period property with views across Reading. The property is within walking distance of both Caversham and Reading, and comes with one allocated parking space and communal gardens. The property comprises of a large living room with feature open fire, modern kitchen, large double bedroom, bathroom. Gas central heating, EPC Rating D. Sorry no pets.

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.

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

Henley Road, Reading, Berkshire RG4 6DS

- NEA Lettings
- One Bedroom Flat
- Large Bedroom
- Parking for one car
- EPC Rating D
- Caversham
- Unfurnished
- Shared Communal Gardens
- Council Tax Band B
- Available 26th November

Living Room

15'10" x 14'0" (4.84 x 4.28)



A spacious carpeted room with beautiful views from the window. There is a large mantelpiece with an feature open fire. Door to kitchen.

Kitchen

8'4" x 6'3" (2.55 x 1.91)



A good size kitchen with storage cupboards and work surfaces. Appliances include washing machine, four ring gas hob and oven, fridge and freezer are located outside the kitchen door.

Hallway

A carpeted hallway divides the living room to the bedroom.

Bedroom

18'0" x 13'11" (5.50 x 4.26)



A huge carpeted bedroom with ample space for furniture. This room has fantastic views over Reading. There are two built in wardrobes and a feature open fire. Doors lead to bathroom.

Bathroom

8'6" x 5'10" (2.6 x 1.8)

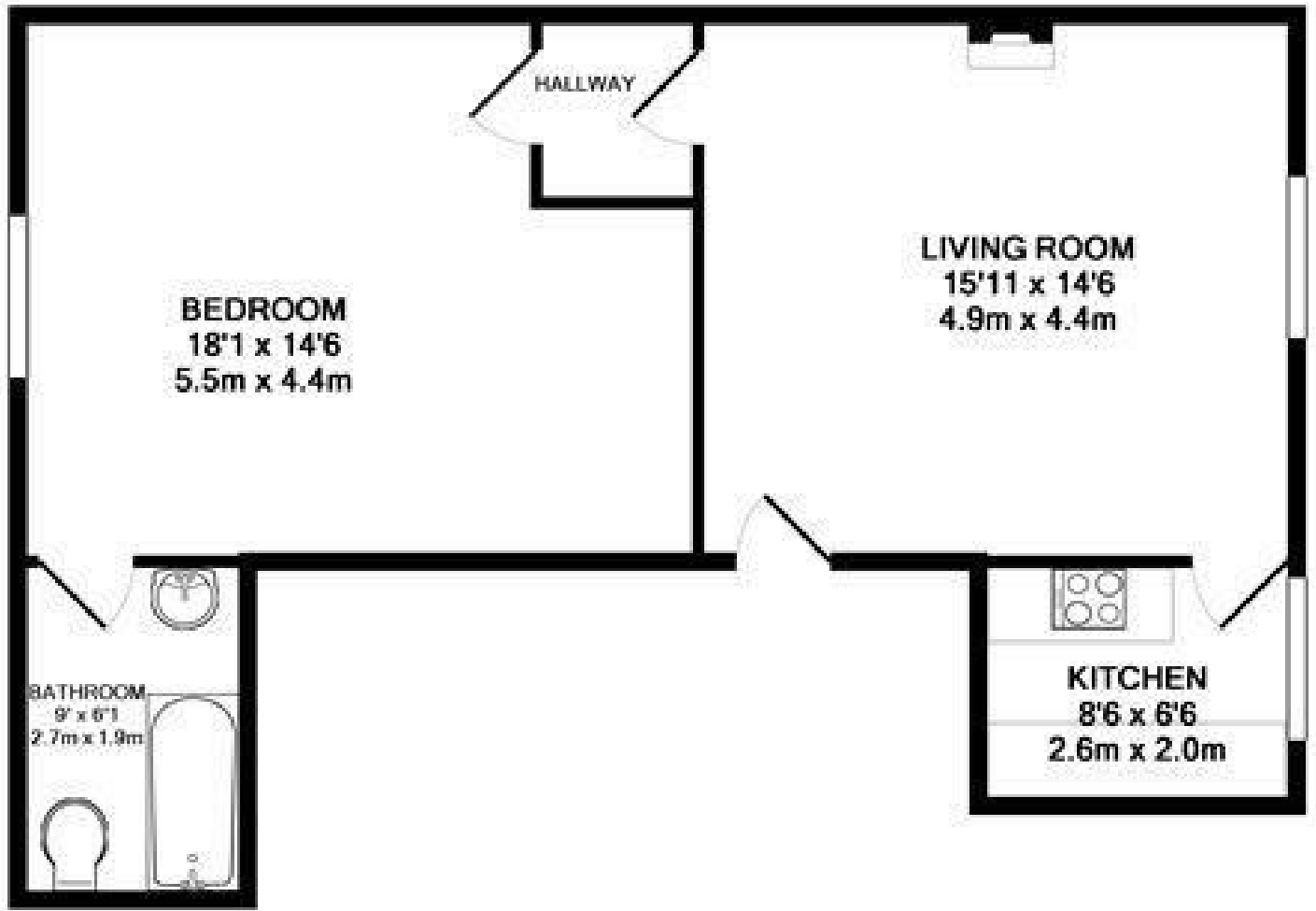


A good size bathroom, with a three piece white suite. A paneled bath with a shower over, low level w/c, and wash hand basin.

Communal garden



Access to the large, beautiful communal garden with patio at the front and steps leading down to a large area of grass at the rear and views over Caversham.

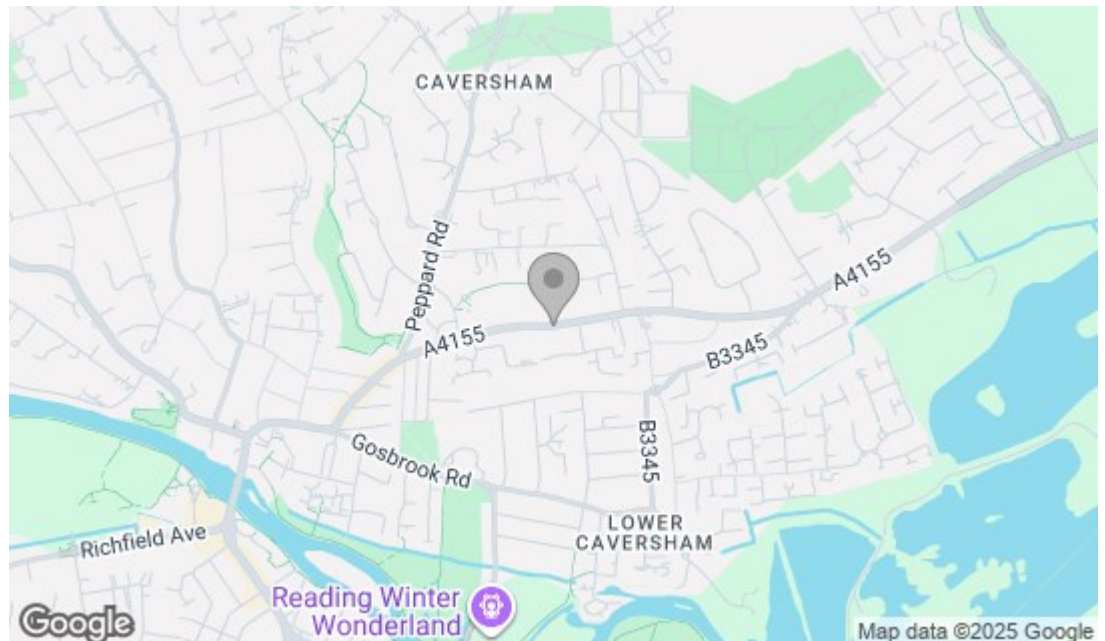


TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

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.

Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	78
(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		60	81
(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 	



7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB

Tel: 0118 948 4040