



**Oxford Road
West Reading, Reading, Berkshire RG30 1AA**

£975 PCM

NEA LETTINGS: A spacious, light studio apartment on the 1st floor, located in West Reading, with excellent access to the M4, Reading station and Reading town centre. The apartment is one of three that has been fully redeveloped, it is located just opposite Reading West station. Single occupancy only. 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.

Oxford Road, Reading, Berkshire RG30 1AA

- NEA Lettings
- Studio apartment
- Unfurnished
- No parking allocation with this property
- EPC Rating C
- West Reading
- First Floor
- Superb location
- Council tax band A
- Available 19th December

Kitchen



Laminate floored kitchen with ample work top and storage space, a sink with a window to the garden and a breakfast bar. Appliances includes oven with electric hob and extractor over, an integrated under counter fridge with freezer box and washing machine.

Bedroom/Living Space



A carpeted living and bedroom room located at the rear of the property, separated with partitioning wall.

Shower room



Laminate floor, shower, WC, sink and heated towel radiator.

GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 272 sq.ft. (25.3 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
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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Not environmentally friendly - higher CO ₂ emissions		
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