



**Briants Avenue
Caversham, Reading, Berkshire RG4 5AR**

£1,350 PCM

NEA LETTINGS: This is a part furnished two double bedroom purpose built apartment on the 1st floor, benefiting from neutral decor and a modern kitchen. The flat is set within in a small block and benefits from off road parking for two cars, plus intercom. It is within short walking distance of Caversham and Reading Town Centre and Railway Station. The accommodation comprises of ground floor entry, staircase hallway, open plan kitchen/living room, two double bedrooms and a bathroom. No pets sorry. It would be ideal for sharers or a professional couple. EPC rating D.

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.

Briants Avenue, Reading, Berkshire RG4 5AR

- NEA Lettings
- Apartment
- Part furnished
- Allocated parking space
- EPC rating D
- Caversham
- Two bedrooms
- Short walk to Reading mainline
- Council Tax band C
- Available immediately

Entrance Hall

From the ground floor entrance, a staircase leads up to a small landing area with space for coats and shoes, and a door opening into the spacious living room.

Living Room



The carpeted living room features a large front-facing window that fills the space with natural light and an electric heater for warmth. It is open plan to the kitchen and furnished with a two-seater leather sofa, matching armchair, and a stylish nest of three glass-topped coffee tables.

Kitchen



The kitchen is light and airy, with a vinyl floor and a good amount of storage and workspace. It includes a built-in fridge, freezer, and washer/dryer, along with an electric oven, four-ring hob, extractor, stainless steel double sink beneath the window, and a breakfast bar with two stools.

Master Bedroom

13'1" x 9'6" (4 x 2.9)



The carpeted master bedroom features built-in cupboards and a wardrobe, a rear-facing window, and an electric heater. A large cupboard houses the water tank, providing additional storage space.

Bedroom Two

13'1" x 7'2" (4 x 2.2)

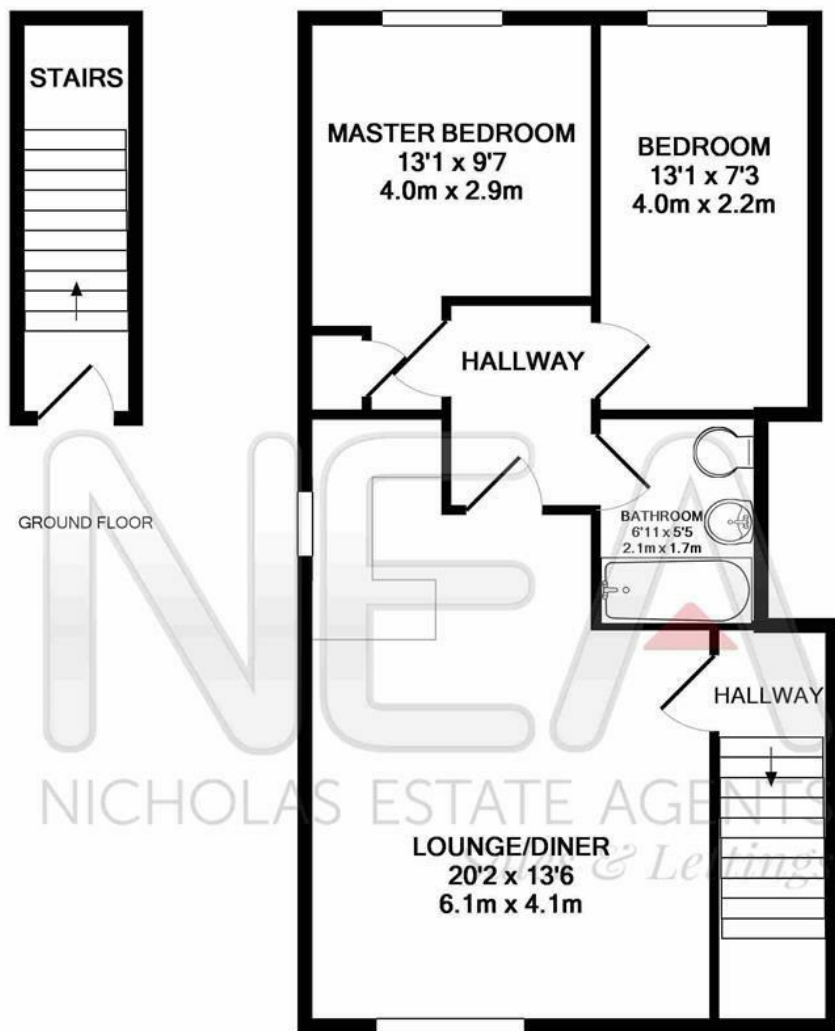


This comfortable double bedroom is carpeted and benefits from a rear-facing window and electric heater. It also includes a large wardrobe.

Bathroom



The bathroom has a vinyl floor and includes a WC, sink, and a bath with an overhead shower.



1ST FLOOR

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		78
(55-68) D	58	
(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	71	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

