



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Priory Avenue
Caversham, Reading, Berkshire RG4 7SE**

£1,000 PCM

NEA LETTINGS: A 1st floor one bedroom unfurnished apartment with access to a shared communal garden. The mid terrace house is split into 3 flats and is a short walk to the centre of Caversham with its independent shops and restaurants and provides excellent access to Reading Town Centre and mainline station. 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.

Priority Avenue, Reading, Berkshire RG4 7SE

- NEA Lettings
- 1st floor apartment
- Unfurnished
- Open plan kitchen/living space
- EPC Rating C
- Caversham
- One Bedroom
- Shared rear garden
- Council tax band B
- Available 26th November

Entrance Hall

The entrance hall has doors to shower room and bedroom and is open to the kitchen/living room. There is a storage cupboard next to the bedroom door.

Kitchen area



The kitchen area is open to the living room. There is lino on the kitchen floor, appliances include a washing machine, electric oven with four ring hob, undercounter fridge with ice box, plus stainless steel sink with drainer.

Living room



The living area is carpeted with a window overlooking the quiet street.

Bedroom



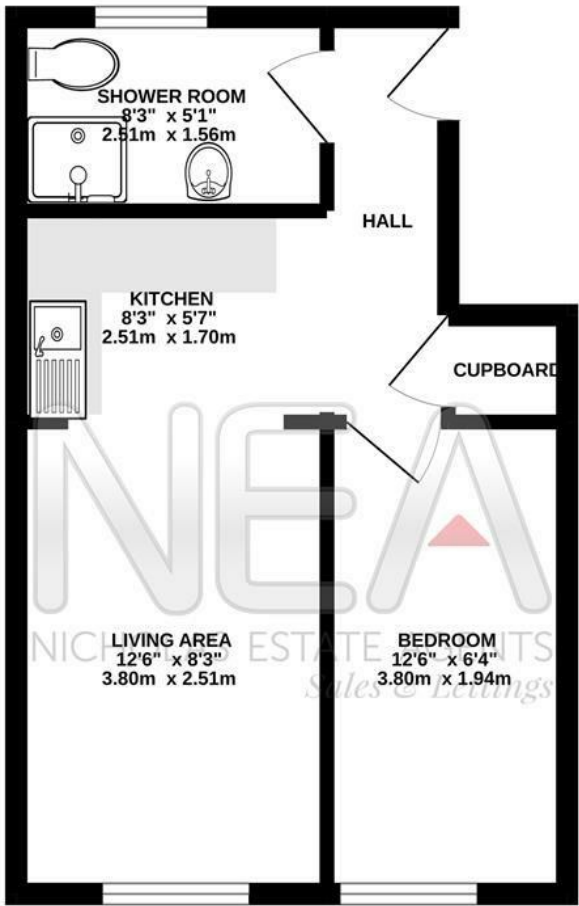
Carpeted bedroom with a window to front.

Shower room



The shower room has sink, WC and corner shower cubicle with frosted window to garden.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334 sq.ft. (31.0 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

