



**Promenade Road  
Caversham, Reading, Berkshire RG4 8AL**

**£1,900 PCM**

NEA LETTINGS: This is a top floor, split level two double bedroom part furnished apartment located by the River Thames in Caversham, only a short walk to Reading mainline railway station, with its high speed trains (25 mins) in to London Paddington. The apartment is located immediately on the riverside with private gate access onto Christchurch Meadows. The apartment has a secure entry intercom and opens onto a hallway, living room with open plan fully fitted kitchen with balcony overlooking River Thames. There are two double bedrooms, bathroom with separate shower cubicle and separate WC. The property benefits from a shared storage/utility room and on the floor above a communal gated balcony area. There is secure entry with electric gate to the development with access allocated parking for one car and communal grounds. 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.

# Promenade Road, Reading, Berkshire RG4 8AL

- NEA Lettings
- Split level apartment
- Two balconies overlooking River Thames
- Allocated Parking
- EPC Rating C
- Caversham
- Two double bedrooms
- Walking Distance to Reading Centre
- Council Tax Band D
- Available 14th January

## Entrance Hall



The entrance hall has LVT wood effect herringbone flooring with entry-phone system and doors to living room, kitchen and stairs to the landing.

## Living Room

20'8" x 11'9" (6.3 x 3.59)



The living room has LVT wood effect herringbone flooring and a large window overlooking the river and door to the balcony. Furniture includes dining table and six chairs, three coffee tables, display cabinet and upright piano.

## Balcony



Off the living room is a balcony overlooking the River Thames with a bistro table and two chairs.

## Kitchen

7'11" x 12'6" (2.43 x 3.82)



The kitchen has LVT wood effect herringbone flooring, a generous amount of base and eye level cupboard space, quartz worktops and a large window overlooking the river. White goods include integrated fridge/freezer and dishwasher, a built in oven and ceramic hob with extractor.

## Bathroom



Tile floored bathroom with sink, WC, bath, separate shower cubicle and heated towel rail.

## Cloakroom



Cloakroom with tiled floor, sink, WC and heated towel rail.

## Bedroom One

12'0" x 13'3" (3.66 x 4.05)



Carpeted bedroom with window looking towards Caversham. Furniture includes double bed, wardrobe, chest of drawers, desk, and two bedside cabinets.

**Bedroom Two**

7'8" x 14'6" (2.36 x 4.43)

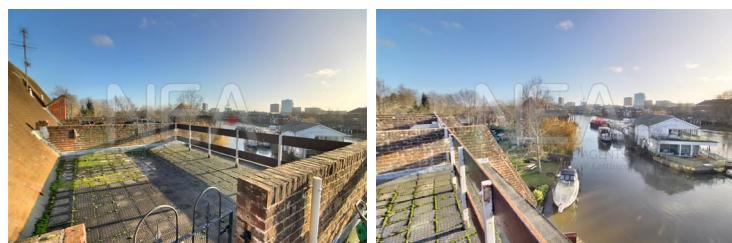


Carpeted bedroom with window looking towards Caversham. Furniture includes double bed, wardrobe and chest of drawers.

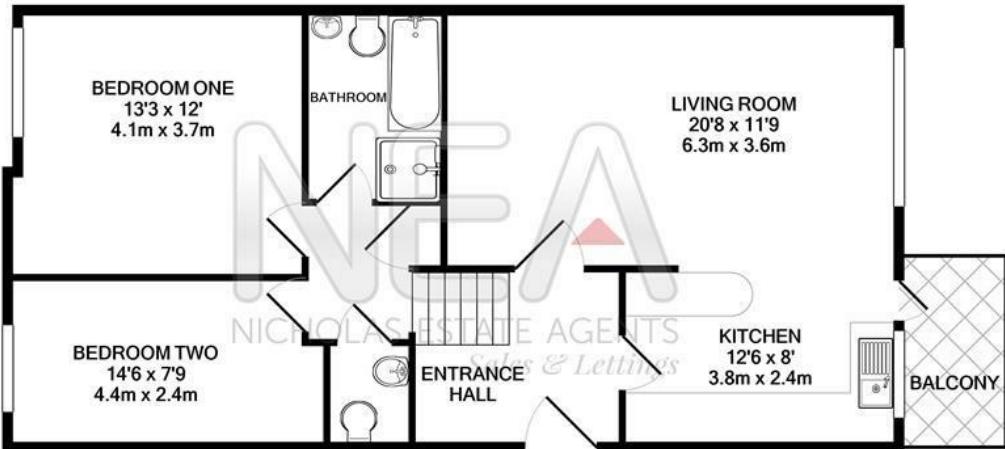
**Communal storage room**

The property also benefits from a storage room shared with flat 5. This currently houses the washing machine.

**Roof Terrace**



Finally, there is a communal roof terrace on the floor above the flat with spectacular views of the river, Caversham Bridge and the Reading skyline.



TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

