



**St. Annes Road  
Caversham, Reading, Berkshire RG4 7PA**

**£1,250 PCM**

NEA LETTINGS: A ground floor flat in a sought after area of Caversham. The two double bedroom furnished flat is located on St Anne's Road, in the heart of Caversham and just a short walk from Reading and the mainline station. The flat comprises of an entrance hall leading two double bedrooms, bathroom and large living/kitchen with French doors onto patio. The property also benefits from shared communal gardens and on road parking. EPC Rating TBC.

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.

- NEA Lettings
- Ground floor flat
- Unfurnished
- On-road parking
- Council Tax Band C
- Central Caversham
- Two double bedrooms
- Communal garden
- EPC Rating TBC
- Available 14th January

## Hallway

Carpeted hallway with doors to all rooms and access to the basement which is locked off.

## Bedroom one

15'7 x 15'1 (4.75m x 4.60m)



Spacious carpeted double bedroom, with a window overlooking the garden at the rear of the property. Includes a double bed frame, three sets of drawers and two wardrobes.

## Bedroom two

10'4 x 10'1` (3.15m x 3.07m`)



A carpeted double bedroom which includes a double bed and mattress.

## Bathroom

10'1 x 8'0 (3.07m x 2.44m)



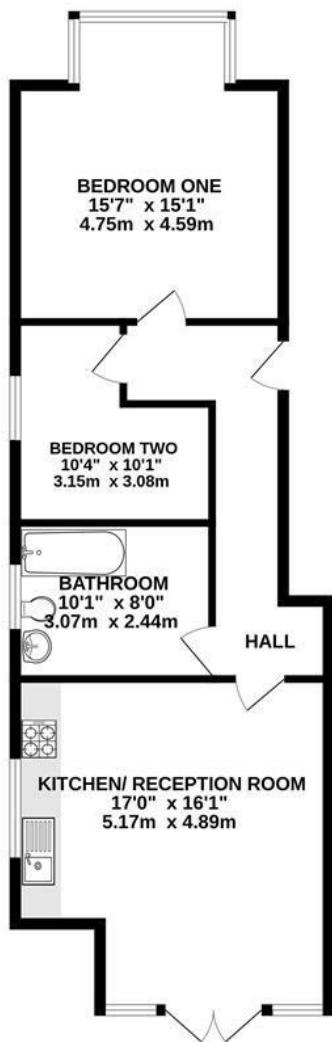
Large carpeted bathroom with a frosted window to the side, bath with shower over. A sink with mirrored cabinet over, WC, radiator.

## Kitchen / Living room

17'0 x 16'1 (5.18m x 4.90m)



Nice and bright large carpeted living room with French doors onto patio area. Furniture includes one sofa, dining room table and four chairs. Open to galley style kitchen with wood affect flooring, workspace and storage cabinets. Appliances include electric oven with four ring hob and extractor, washing machine, freestanding fridge freezer, sink and drainer under the window. Please note that the white goods won't be replaced should they break down during tenancy.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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 is for information 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

