



## The Mount Caversham, Reading, Berkshire RG4 7RE

**£2,200 PCM**

NEA LETTINGS: A luxury two bedroom apartment with private patio, located in one of the most sought-after areas of Caversham. The development is set in a private, gated development, in a gently elevated parkland setting with magnificent cedar of Lebanon, lime and stone pine trees. The apartment is within walking distance of Caversham centre, with its restaurants, shops, banks and leisure facilities. It is also within walking distance of Reading centre with its mainline station and high speed trains (25 mins) in to London Paddington. Superbly presented with a high standard designer kitchen, sitting room with dining area, two double bedrooms, bathroom and cloakroom. It has one designated car park space and additional space for guests. 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.



# The Mount, Reading, Berkshire RG4 7RE

- NEA Lettings
- Caversham
- Unfurnished
- Two Double Bedrooms
- Short Walk To Reading • Large Communal Gardens Mainline
- Secure Gated Parking
- Council Tax D
- EPC Rating C
- Available immediately

## Living Room

21'11" x 17'0" (6.7m x 5.2m)



A large living room with stripped wooden floors, with feature fireplace, and doors leading to private patio.

## Patio

Spacious private patio area with views of St Peters Church.

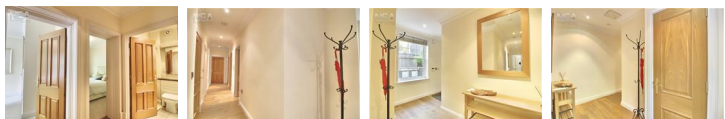
## Kitchen

11'1" x 9'2" (3.4m x 2.8m)



A Stylish Mark Wilkinson kitchen, with electric oven and gas hob, microwave, large fridge freezer, dishwasher, washing machine, double sink with window above

## Hallway



Stripped wooden floors with storage unit for shoes plus storage cupboard.

## Bedroom One

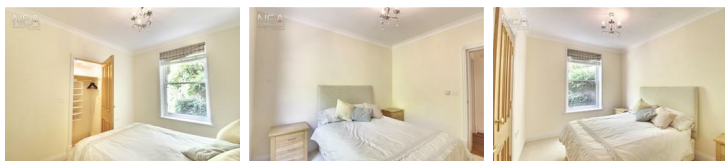
13'1" x 9'10" (4.0m x 3.0m)



Dual aspect carpeted double bedroom with built in wardrobes.

## Bedroom Two

9'10" x 8'10" (3.0m x 2.7m)



Double carpeted bedroom with built in wardrobes and windows overlooking patio.

## Bathroom

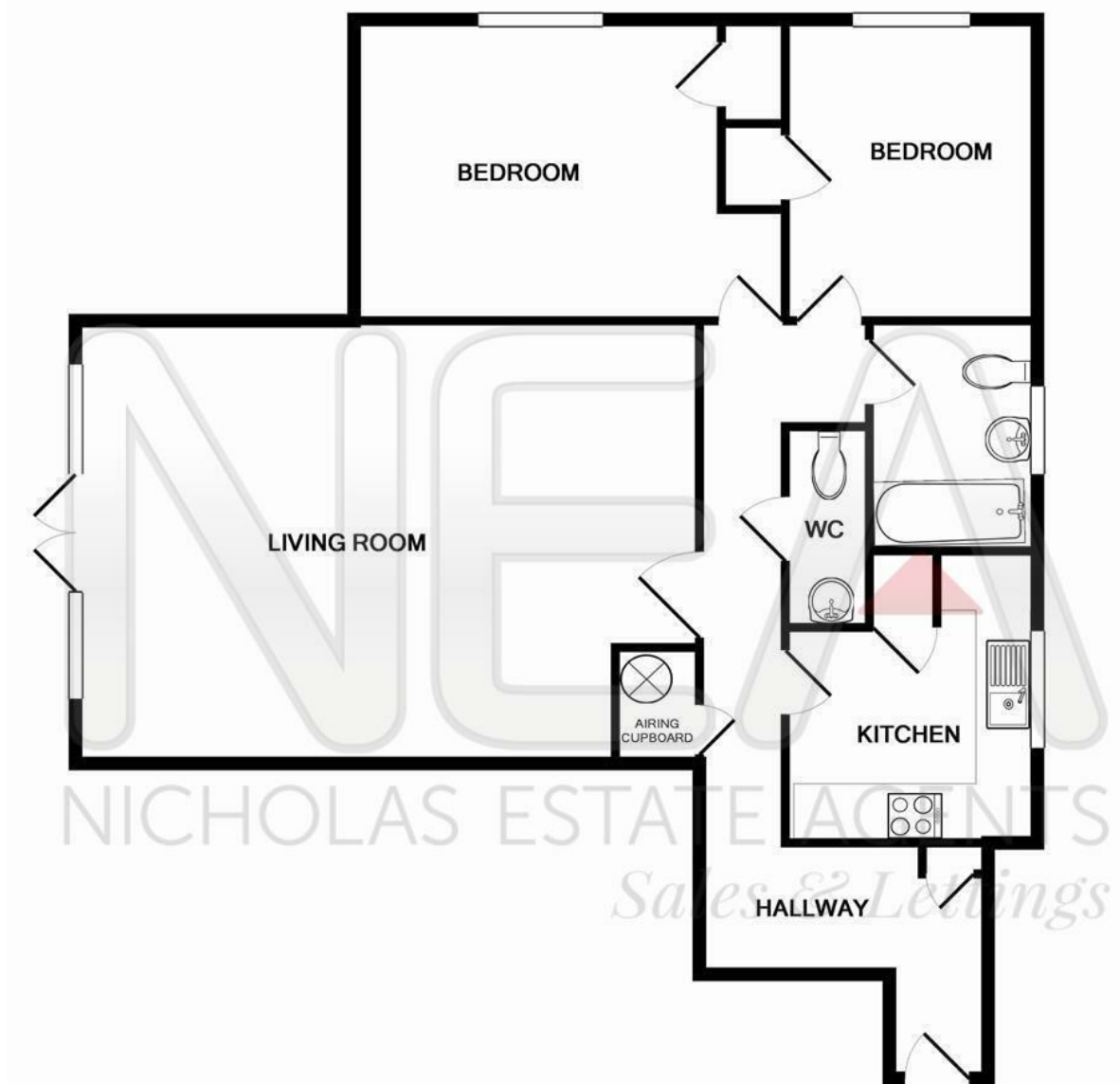


Modern bathroom, bath with hand held shower plus separates shower over bath, sink, WC, towel rail and storage cabinets.

## Cloakroom



WC, sink with storage, and towel rail.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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