



**St. Johns Road
Caversham, Reading, Berkshire RG4 5AN**

£1,000 PCM

NEA LETTINGS: ****RENT INCLUSIVE OF BILLS**** A high quality house share which has been renovated to a high standard throughout. The property is situated in Caversham within walking distance to the town centre, Reading mainline station and the shops and restaurants of Caversham. Designed to suit the lifestyles of working professionals, the house has been finished to a high standard with a large shared kitchen and living room and all rooms have the benefit of en-suite shower rooms and kitchenettes.

All other housemates will be working professionals who like a well-maintained, high quality, sociable and friendly house. A communal cleaner will attend every 2 weeks. High speed Wi-Fi is available throughout and TV aerial points in each bedroom. ****Price includes all bills except telephone and TV license.**** Minimum 12 month tenancy. Single occupancy only. 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.

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- NEA Lettings
- Caversham
- Large Double room in shared house
- Ensuite Shower Room
- Modern kitchen and living
- Furnished - no bed room
- Enclose rear garden
- Parking
- Rent Inclusive of bills
- Available 22nd December including hi-speed internet**

Kitchen/Living room

24'11" x 24'3" (7.6 x 7.4)



A modern contemporary, shared space with wood effect laminate flooring throughout, fully fitted kitchen (with two fridge/freezers, electric oven and hob, two washing machines and tumble dryer), dining area and lounge space. With bi-folding doors leading to the garden. Furniture includes, dining table and chairs and sofas.

Garden



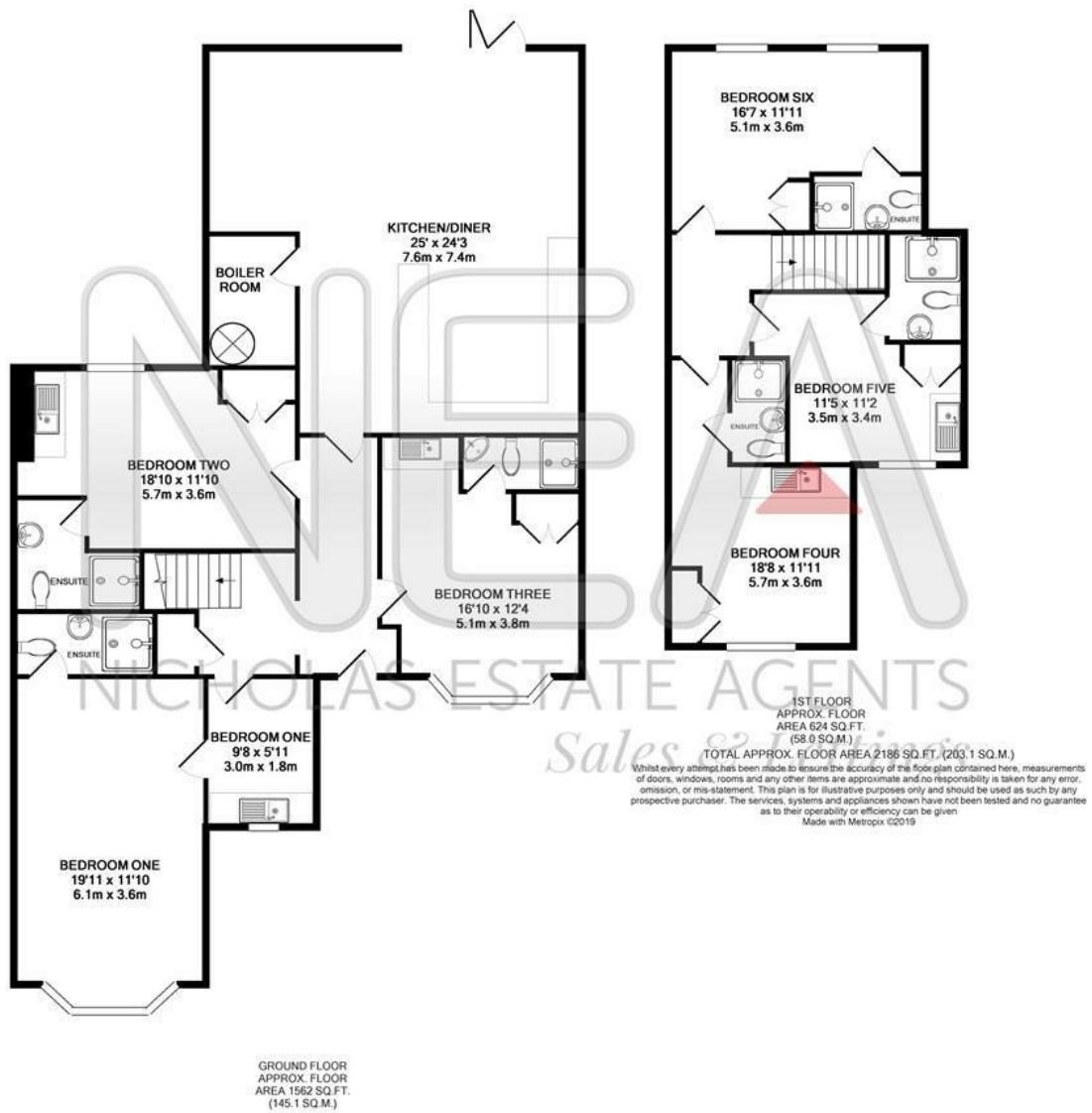
With side access from the front and direct access from the kitchen/living area.

Bedroom One & ensuite

20'0" x 11'9" (6.1 x 3.6)



A larger than average, ground floor room with wood effect laminate flooring throughout. The door opens into a small lobby with kitchenette with stainless steel sink and drainer, fridge with ice box, microwave plus storage cupboards. Door to large room with bay window to front, built in wardrobe, wall mounted television and radiator. Door to ensuite shower room which is tiled floor to ceiling, shower cubicle, sink set in storage cabinet, WC and heated towel radiator. Furniture includes bedside units, desk and chair - NO BED.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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