NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Gosbrook Road
Caversham, Reading, Berkshire RG4 8BT

£1,625 Per Calendar Month

NEA LETTINGS: This deceptively spacious first-floor apartment is ideally situated in the heart of Caversham, offering excellent access to a wide range of local shops, amenities and transport links. Reading mainline railway station is also within easy walking distance. The property benefits from two off-road parking spaces and offers well-proportioned accommodation throughout. Upon entering, you are welcomed by a spacious entrance hallway leading into a large inner hallway, providing access to all principal rooms. The accommodation comprises a modern kitchen with breakfast space, a generous living room, separate cloakroom, modern shower room and two large double bedrooms. The property would be ideally suited to a professional couple or two sharers looking for well-connected and spacious accommodation close to the centre of Caversham and Reading. EPC Rating: D

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Gosbrook Road, Reading, Berkshire RG4 8BT

- NEA Lettings
- First Floor Apartment
- Two Double Bedrooms
- Off Road Parking for two cars
- Council Tax Band B
- Caversham
- Furnished to a high standard
- Shower Room
- EPC Rating D
- Available 23rd September

Entrance Hall

The spacious carpeted entrance hall provides ample room for coats and shoe storage and offers convenient access to all rooms within the apartment.

Kitchen




A modern, fully fitted kitchen featuring tiled flooring, ample worktop space and a good range of wall and base units. A window overlooks the front of the property, providing plenty of natural light. The kitchen is well equipped with a dishwasher, washing machine, fridge/freezer, five-ring gas hob and double oven. A breakfast table with two stools is also included, creating a practical and sociable dining space.

Living Room




A spacious and comfortable carpeted living room featuring a charming bay window overlooking the rear of the property and an attractive feature fireplace. The room is furnished with an L-shaped sofa, coffee table, television stand and dining table with four chairs, creating a welcoming and versatile living and dining space.

Shower Room



A well-appointed shower room finished to a high standard, featuring tiled flooring, a contemporary wash hand basin set within a modern vanity unit, low-level WC and a spacious double-width shower enclosure.

Cloakroom



Featuring a frosted side-facing window and practical vinyl flooring, the cloakroom comprises a wash hand basin and WC.

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Bedroom One

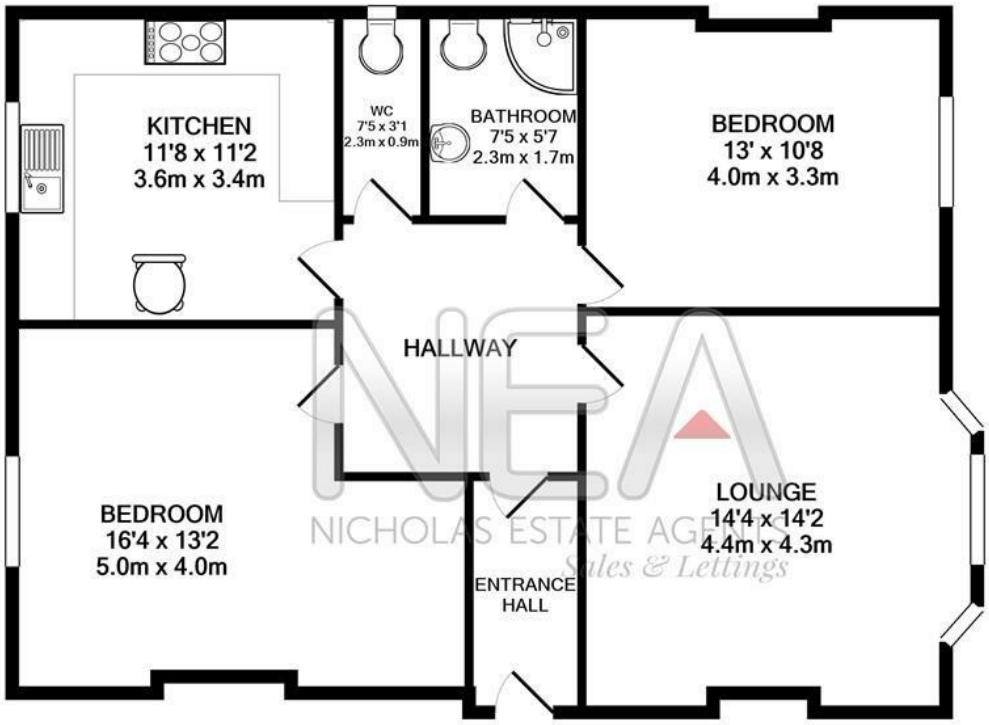



A larger-than-average double bedroom featuring carpeted flooring and a window overlooking the front of the property. The room is furnished with a double bed and mattress, two bedside drawers and a wardrobe, providing both comfortable living space and ample storage.

Bedroom Two



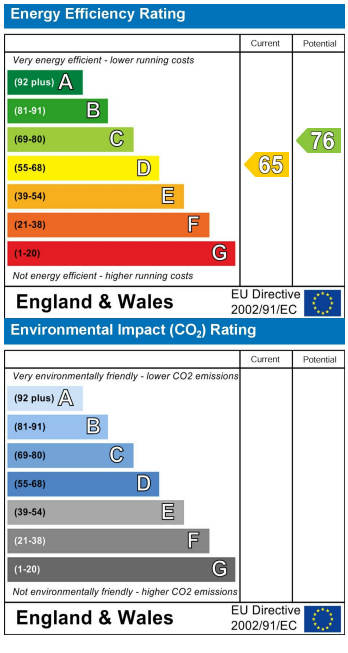

A spacious double bedroom featuring carpeted flooring and a window overlooking the rear of the property. The room is furnished with a double bed and mattress, two bedside tables, a wardrobe, and chest of drawers providing a comfortable and practical living space with ample storage.

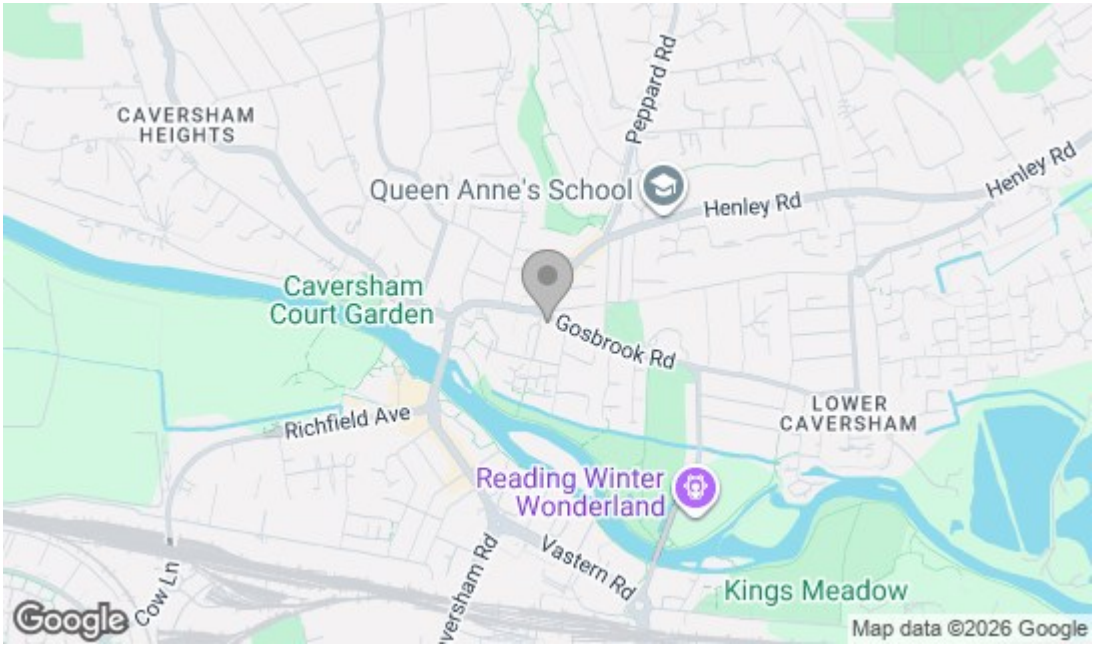


TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

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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