



St Davids Hall
London Road, Reading, Berkshire RG1 5AG

£1,550 PCM

NEA LETTINGS: A superbly presented unfurnished two double bedroom, first floor apartment, recently converted within an imposing Georgian building. The property is located in the Kendrick Conservation area, close to the Royal Berkshire Hospital and the London Road campus of Reading University with the bars, restaurants and shopping of the town centre and the Oracle a short walk away. This very recently converted apartment has been finished to a very high standard and benefits from video entry phone, a communal satellite television connection, a dedicated parking spot and bike storage. The accommodation comprises of two bedrooms, living room with well equipped kitchen area and very smartly finished bathroom. The property is suitable for a professional couple or sharers, children considered. EPC Rating D.

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
- Reading
- Unfurnished
- Two bedrooms
- Kendrick Conservation Area
- Executive apartment
- One allocated parking space & bike storage
- Council Tax Band C
- EPC Rating D
- Available 18th February

Communal Entrance

The entrance to the property is through an extremely grand, porticoed Georgian facade with a videophone entry system and communal postboxes.

Entrance Hall



The carpeted entrance hall leads to doors to the bedrooms, living/dining/kitchen and bathroom.

Living Room

22'7" x 14'9" (6.9 x 4.5)



The extremely impressive living room is carpeted and has three floor to ceiling sash windows overlooking the front of the property. The room also houses the kitchen.

Kitchen



The well equipped and well finished kitchen benefits from laminate flooring and a large amount of natural light from the full height sash windows. White goods include fridge freezer, integrated dishwasher, four ring induction hob, built in oven and extractor as well as a washer drier.

Bathroom



The stylish and modern bathroom has a tiled floor, heated towel rail, sink, WC and bath with shower over.

Bedroom One

10'9" x 9'2" (3.3 x 2.8)



Double bedroom with carpet and window to the rear. The room has aerial, satellite TV and BT points.

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Bedroom Two

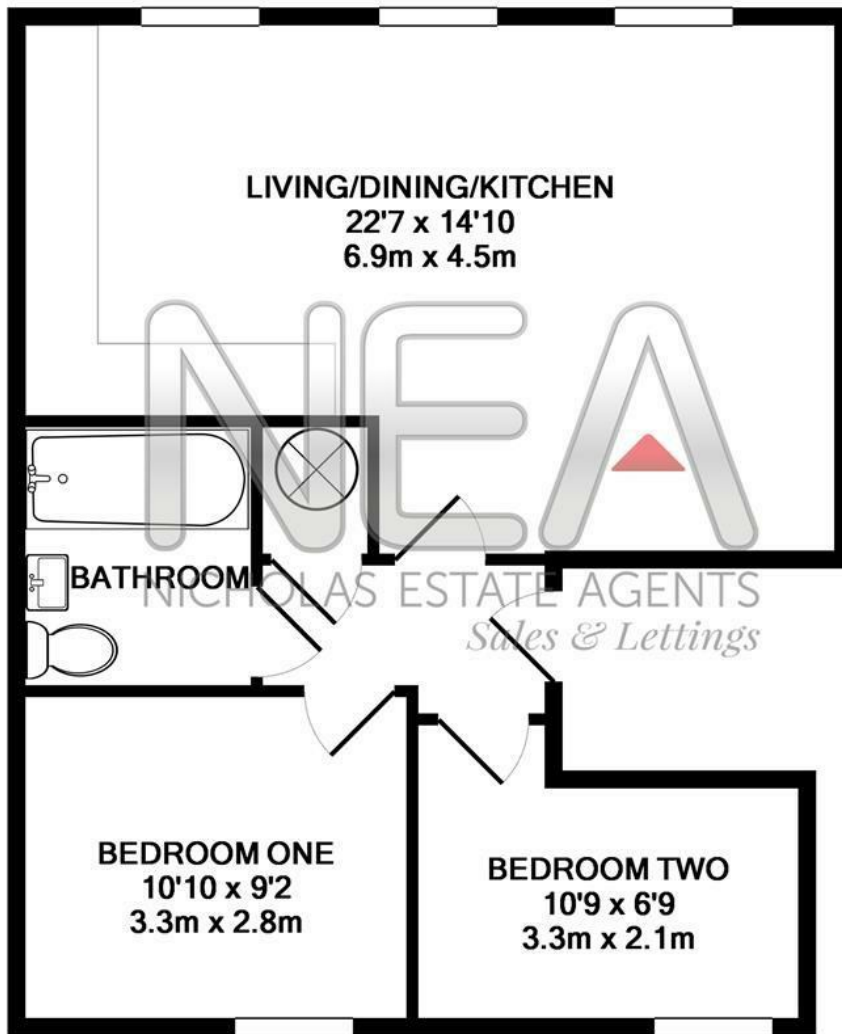
10'9" x 6'10" (3.3 x 2.1)



Double bedroom with carpet and window to the rear. The room has aerial, satellite TV and BT points.

Grounds

The building also benefits from allocated parking and a communal bike shelter



TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.8 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		68	68
(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			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

