



**Prospect Street
Caversham, Reading, Berkshire RG4 8JB**

£1,300 PCM

NEA LETTINGS: A top floor one bedroom flat, located in the heart of Caversham, with parking for one car, close to the shops, restaurants, banks and leisure facilities. Only a 15 minute walk to Reading mainline railway station with its high speed trains (25 mins) in to London Paddington. The flat comprises of a large living/kitchen/dining area and one large bedroom and modern bathroom. There is one parking space. Landlord seeking long term Tenant. EPC Rating C.

Prospect Street, Reading, Berkshire RG4 8JB

- NEA Lettings
- One Bedroom Flat
- Top Floor Flat
- One Parking Space
- Council Tax Band A
- Central Caversham
- Unfurnished
- Large Bedroom
- EPC Rating C
- Available 29th July

Entrance Hall

A carpeted hallway leads to

Living Room

19'0" x 15'5" (5.8 x 4.7)



This top floor flat is light and airy, with views of Caversham. The room is large and perfect for entertaining. Carpeted throughout.

Kitchen

10'2" x 8'6" (3.1 x 2.6)



A modern kitchen with wooden work surfaces, has a CDA electric oven, four ring electric hob and extractor fan, a large fridge freezer, inset sink and drainer. Opposite the kitchen is a large double storage cupboard, which houses a Logic washing machine, and utility drawers.

Bathroom



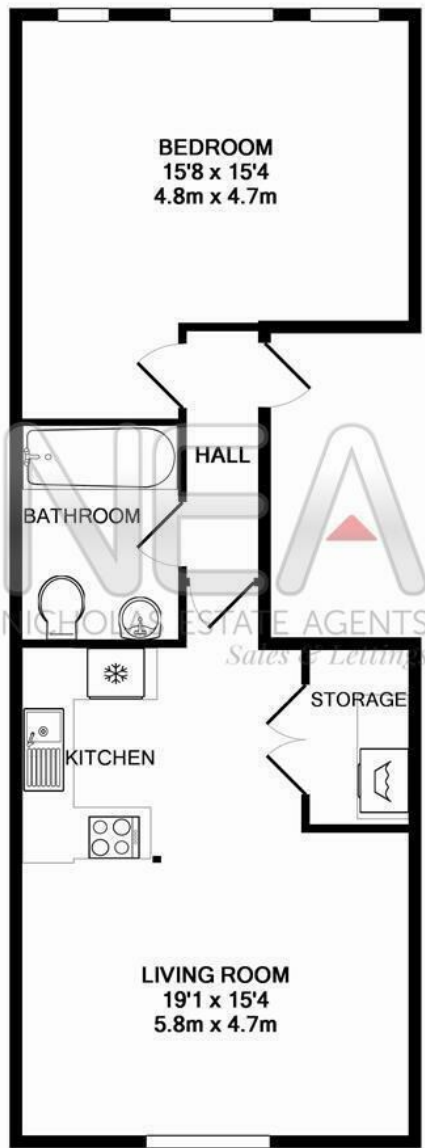
A large tiled bathroom comprises a low level w/c, ceramic hand basin and a panelled bath with wall mount shower.

Bedroom

15'8" x 15'5" (4.8 x 4.7)



A large spacious carpeted double bedroom with plenty of natural light from the Velux windows. This bedroom has ample space for a double bed and wardrobes.



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 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	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

