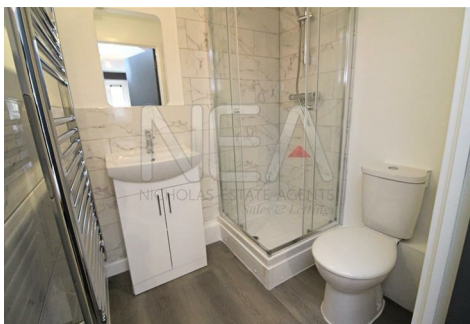




NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040



**Kings Road  
, Reading, Berkshire RG1 4LY**

**£1,500 PCM**

NEA LETTINGS: Locating in central Reading within easy access of A3290, J10 M4 and Reading Train Station. This newly decorated first floor apartment offers two double bedrooms and two bathrooms together with living room and modern kitchen. The property also benefits from secure parking for one car. The property will be repainted throughout before start of tenancy. 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.



## Kings Road, Reading, Berkshire RG1 4LY

- NEA Lettings
- First floor apartment
- Two bathrooms
- Secure parking for one car
- EPC Rating C
- Central Reading
- Two double bedrooms
- Furnished
- Council tax band D
- Available 21st January

### Entrance Hall

A welcoming entrance with doors leading to bedrooms and living room.

### Master Bedroom

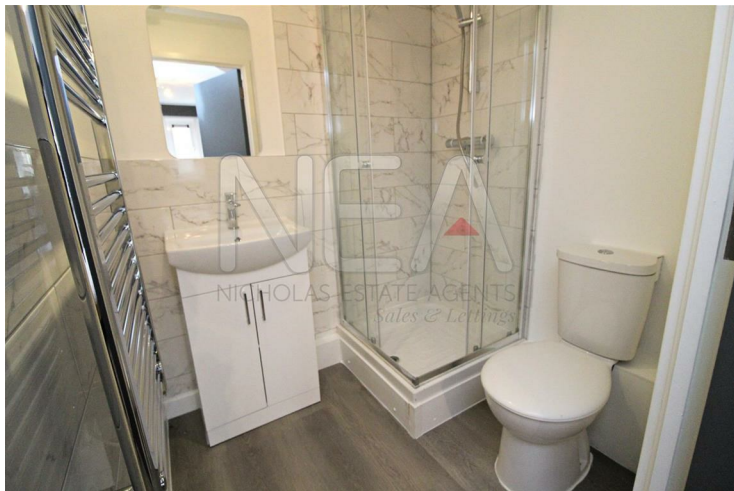
12'8" x 8'11" (3.88 x 2.73)



A good size double room with carpet, built in wardrobe and door to ensuite. Furniture includes double bed, mattress and three drawer bedside table.

### Ensuite Shower Room

5'6" x 5'0" (1.69 x 1.53)



Accessed from the master bedroom, this ensuite comprises of wash hand basin, shower cubicle and W.C.

### Bedroom Two

11'7" x 8'10" (3.54 x 2.71)



A further, carpeted, good size double bedroom with double built in wardrobe. Furniture includes double bed, mattress.

### Bathroom



A modern three piece bathroom with wash hand basin, WC and bath with shower over.

### Kitchen

10'2" x 5'4" (3.12 x 1.65)



A modern kitchen with ample worktop, base and eye level units. Appliances include fridge/freezer, washing machine, dishwasher, electric oven and hob with extractor hood.

### Living Room

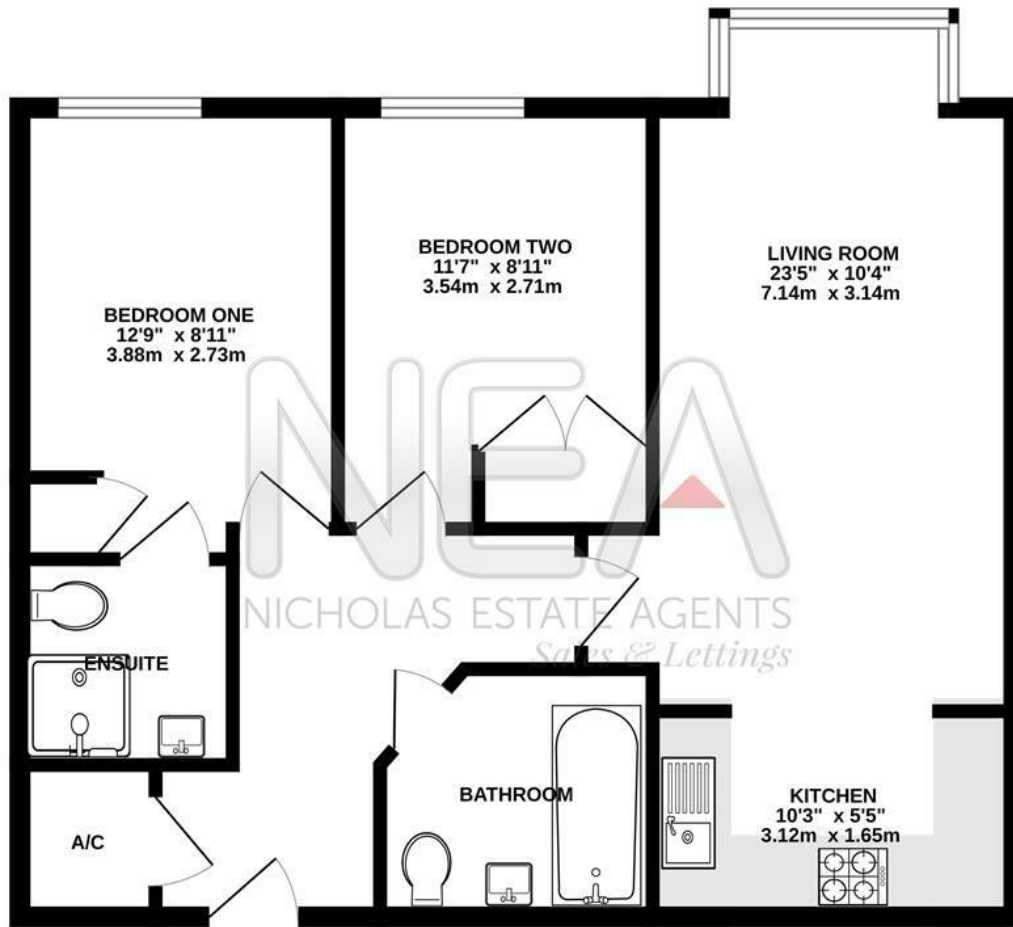
23'5" x 10'3" (7.14 x 3.14)

## Kings Road, Reading, Berkshire RG1 4LY



A well proportioned living space with floor to ceiling windows. Furniture includes three seater sofa, dining table and four chairs.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

