



**London Road  
, Reading, Berkshire RG1 5DD**

**£1,150 PCM**

NEA LETTINGS: A superb top floor flat on the London Road, within a short walk to Royal Berkshire Hospital. The property has been modernised throughout before the current tenancy and has been thoughtfully re-developed. It has a staircase which opens onto the living room, there is wood effect laminate floor throughout. Modern kitchen, bathroom and large double bedroom at rear of property. Sorry no parking. 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.

## London Road, Reading, Berkshire RG1 5DD

- NEA Lettings
- Top floor apartment
- Unfurnished
- No allocating parking available
- EPC Rating C
- Reading
- One Bedroom
- Short walk to Royal Berkshire Hospital
- Council tax band B
- Available 13th May

### Living Room

11'3"x 13'5" (3.43x 4.11)



A large room with laminate flooring, window to the front of the property and door leading to the hall.

### Hall

Laminate floor with doors leading to kitchen, bedroom and bathroom. The fridge freezer is housed in an alcove.

### Kitchen

5'3" x 8'2" (1.62 x 2.49)



Modern kitchen with good amount of storage, halogen hob, extractor and built in oven. There is also a window to the living room that provides extra light.

### Bedroom

14'0" x 9'6" (4.27 x 2.9)



Spacious double bedroom with window to the rear, laminate flooring and built in wardrobe.

### Bathroom

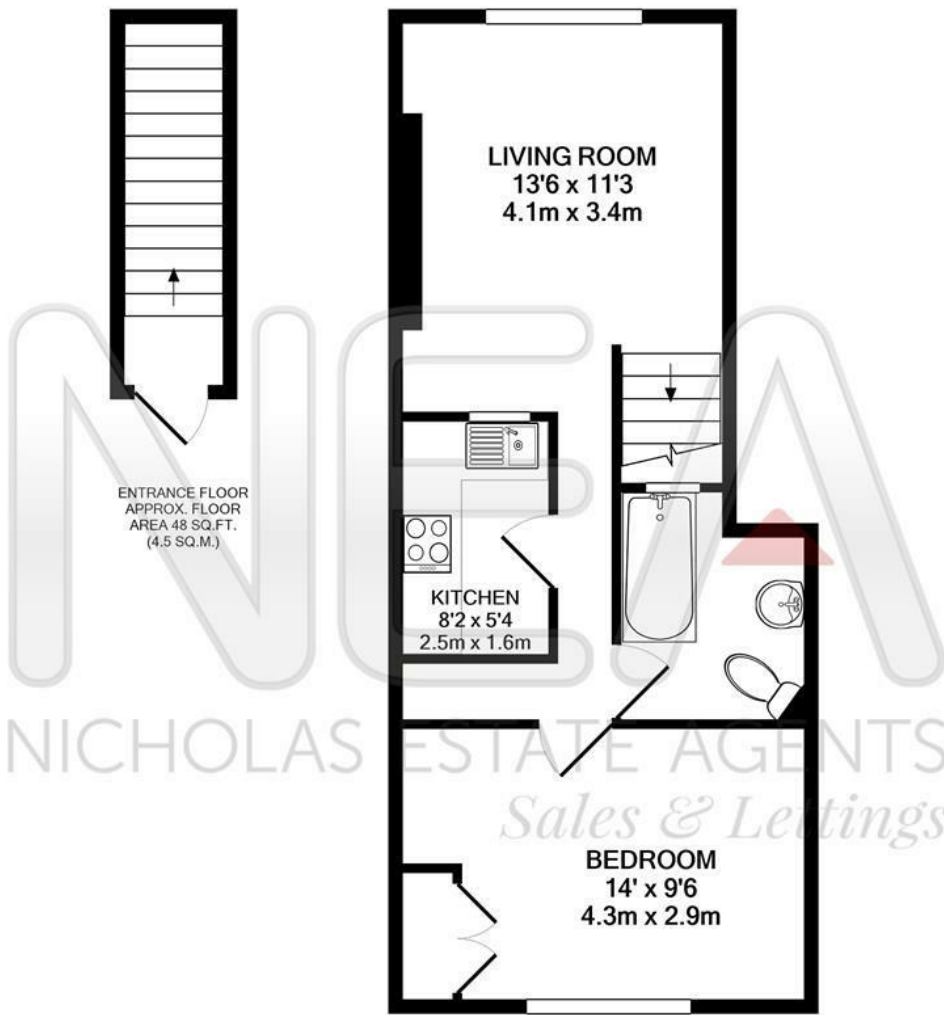
7'11" x 6'6" (2.43 x 2.00)



Modern bathroom with sink, WC, heated towel rail, mirrored cabinet and bath with shower over. The bathroom also has a frosted stained glass window to the living room and door to the utility cupboard.

### Utility cupboard

Small room with boiler and washer drier.



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	81
(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			
England & Wales		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>		74	84
(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			
England & Wales		EU Directive 2002/91/EC	

