



**St. Johns Hill  
Reading, Berkshire RG1 4EF**

**£1,175 PCM**

NEA LETTINGS: Situated within a highly sought-after warehouse conversion in the desirable Eldon Road Conservation Area, this stylish apartment combines character features with contemporary living. The property offers a spacious living room, a well-proportioned double bedroom, modern kitchen, and an elegant shower room. Further benefits include attractive stripped wood flooring throughout and a generously sized private terrace, perfect for outdoor dining and summer entertaining. Ideally located within easy reach of Reading town centre and Reading mainline station, offering fast links to London via the Elizabeth Line. Sorry no parking available. 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.

## St. Johns Hill, Berkshire RG1 4EF

- NEA Lettings
- Reading
- Apartment in warehouse conversion
- One bedroom
- Furnished
- Private terrace
- Sorry no parking available
- Council tax band B
- EPC rating C
- Available immediately

### **Open plan living room /dining area**

15'7 x 14' (4.75m x 4.27m)

A good sized room with double glazed doors and window overlooking the terrace, stripped wood flooring, semi open plan to the kitchen and doors to bathroom and bedroom.

### **Kitchen area**

8'1 x 5'8

A good sized kitchen with ample wall and base units. Roll top work surfaces with inset sink and drainer, four ring hob, oven, extractor, recess for fridge freezer, recess for washing machine and dryer. Stripped wood flooring and window to the side.

### **Bedroom**

13'8 x 8' (4.17m x 2.44m)

A light and airy room with double glazed windows overlooking the attractive courtyard, stripped wood flooring and space for wardrobes.

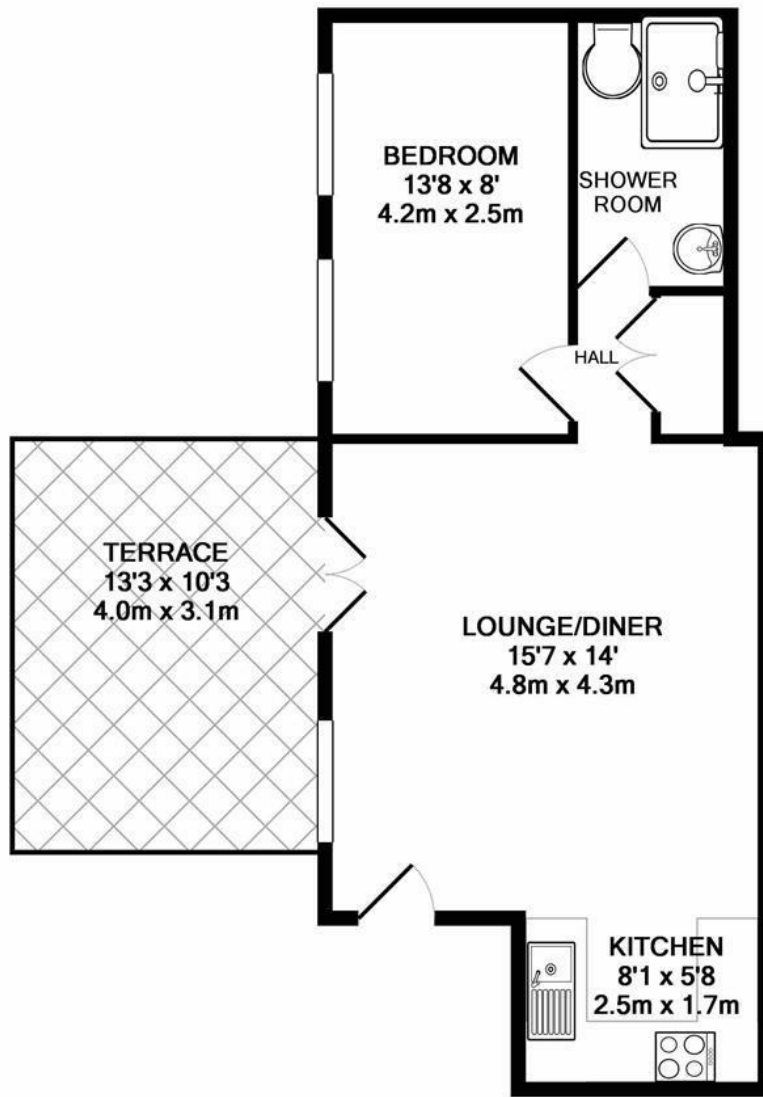
### **Shower room**

A modern and stylish shower room comprising of a good size walk-in shower, low-level WC, wash hand basin, stripped wood flooring, heated towel rail and extractor.

### **Terrace**

13'3 x 10'3

A private, raised terrace overlooking the communal courtyard and shed.



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 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>			
(55-68) <b>D</b>		74	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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>		77	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

