NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Henley Road
Caversham, Reading, Berkshire RG4 6DS

£1,100 PCM

NEA LETTINGS: A modern one bedroom top floor conversion flat in a beautiful Edwardian period property. The property is within walking distance of both Caversham and Reading mainline station, and comes with one allocated parking space and large communal gardens. The property consist of a large kitchen/living area, with a modern kitchen, a double bedroom with views across Reading and a modern bathroom. 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.

Henley Road, Reading, Berkshire RG4 6DS

- NEA Lettings
- Caversham
- One Bedroom Flat
- Unfurnished
- Modern Kitchen and Bathroom
- Shared Communal Gardens
- 20 Minute Walk To Reading Mainline Station
- Council Tax Band A
- EPC Rating D
- Available 15th July

Entrance Hall
A light and bright carpeted entrance hall leads to

Living Room/ Kitchen
16'0" x 14'9" (4.9 x 4.5)




A large modern open plan kitchen and living room, view from the windows look out across Reading. The kitchen appliances include washing machine, oven, fridge and freezer.

Bedroom
11'5" x 9'2" (3.5 x 2.8)



A good size carpeted double bedroom

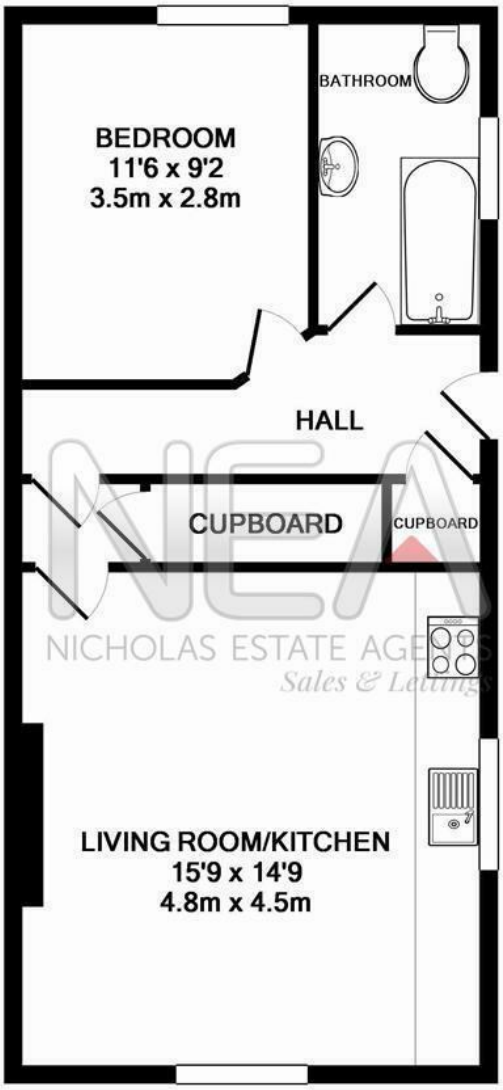
Bathroom
9'10" x 5'10" (3.0 x 1.8)
A well presented modern fitted modern bathroom, with a hand wash basin, low level W.C., bath and shower over.

Communal Gardens





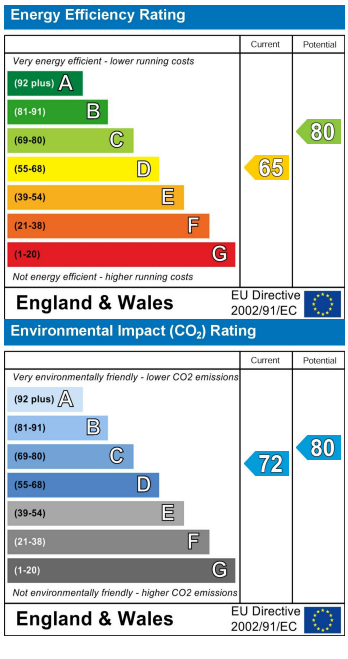
Access to the large, beautiful communal garden with patio at the front and steps leading down to a large area of grass at the rear and views over Caversham.

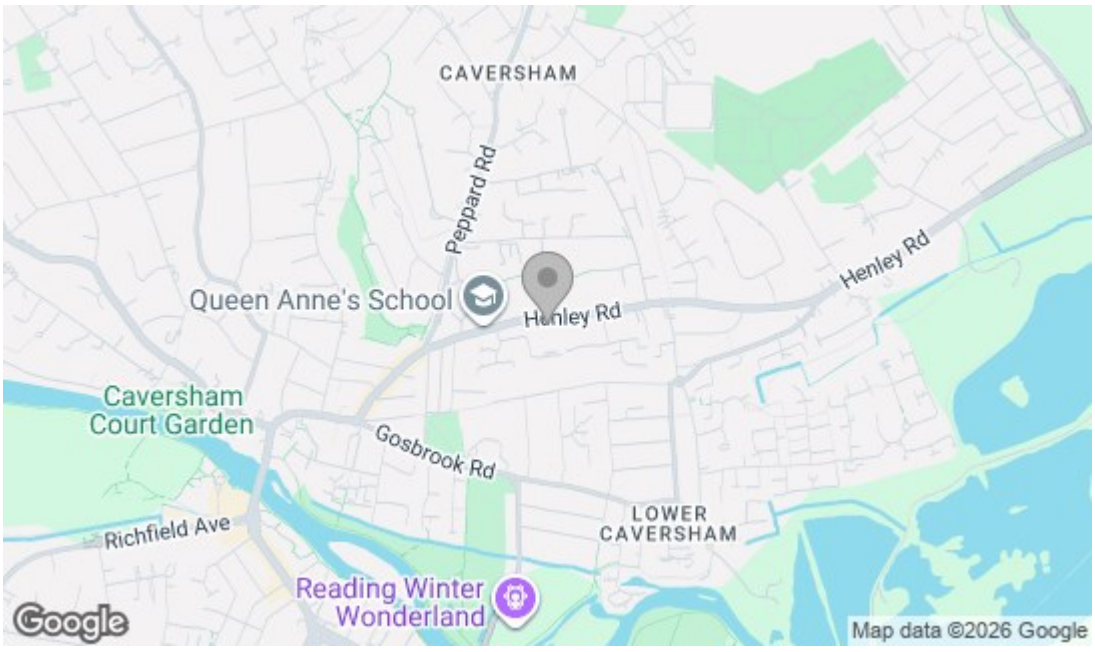


TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

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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