



**Gosbrook Road
Caversham, Reading, Berkshire RG4 8BT**

£1,625 PCM

NEA LETTINGS: This deceptively spacious first floor apartment with two double bedroom apartment is situated in central Caversham providing access to local shops and amenities with only a short walk to Reading main line train station. This property benefits from off road parking, two spaces available. Entering into the spacious hallway, leading to a large inner hallway, with doors the modern kitchen with breakfast space, living room, separate cloakroom, modern shower room and two large double bedrooms. Ideal for a professional couple of two sharers. 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.

Gosbrook Road, Reading, Berkshire RG4 8BT

- NEA Lettings
- First Floor Apartment
- Two Double Bedrooms
- Off Road Parking for two cars
- Council Tax Band B
- Caversham
- Furnished to a high standard
- Shower Room
- EPC Rating D
- Available 23rd September

Entrance Hall



This spacious entrance hall has plenty of space for shoe and coat storage and leads to all rooms in the apartment.

Kitchen



A modern, fully fitted kitchen with tiled flooring, ample workspace and units and window overlooking the front of the property. Appliances include dishwasher, washing machine, fridge/freezer, five ring gas hob, double oven. Furniture includes breakfast table and two stools.

Living Room



A spacious living space with carpet, bay window overlooking the rear of the property and feature fire place. Furniture includes L-Shaped sofa, coffee table, television table, dining table with four chairs.

Shower Room



A well appointed shower room, finished to a high standard with tiled flooring, wash hand basin set into a modern vanity unit, W.C. and double width shower enclosure.

Cloakroom



With frosted window to the side of the property and vinyl flooring, this cloakroom comprises of wash hand basin and W.C.

Bedroom One

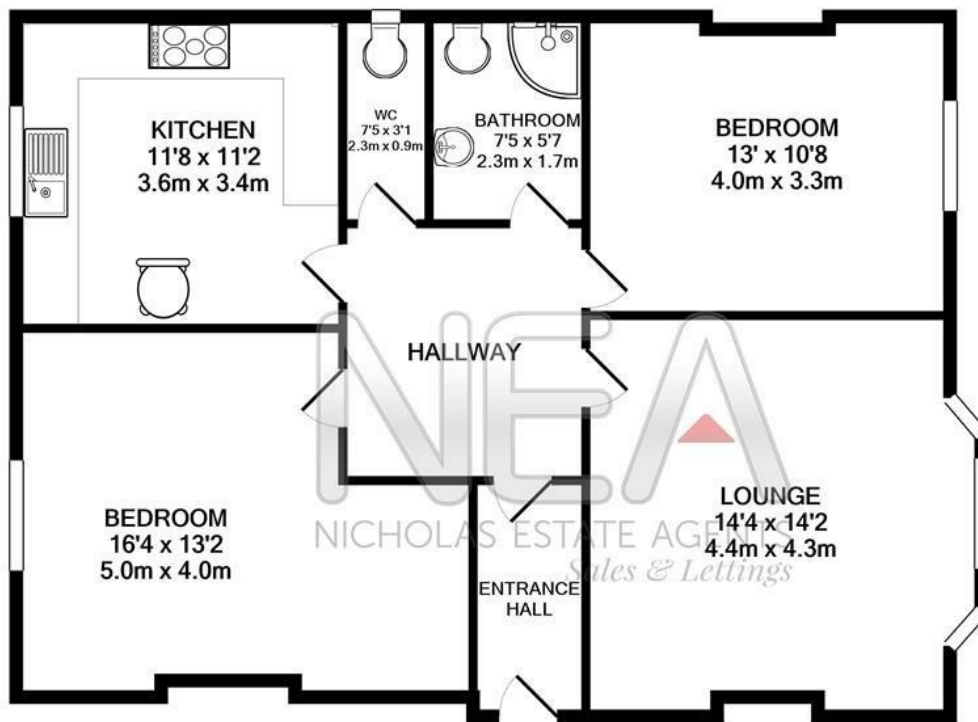


A larger than average, double bedroom with carpet and window to the front of the property. Furniture includes double bed and mattress, two bedside drawers, wardrobe and freestanding book shelving unit.

Bedroom Two



A large carpeted double bedroom with window to the rear of the property. Furniture includes double bed and mattress, two bedside tables, wardrobe, chest of drawers and bookshelf.



TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 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
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

