



NICHOLAS ESTATE AGENTS  
Sales & Lettings

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**Kings Road  
, Reading, RG1 4NN**

**£1,100 Per Month**

NEA LETTINGS: A modern one-bedroom apartment situated on the fifth floor, with lift access, ideally located a short distance from Reading train station and the Royal Berkshire Hospital. The property offers an open-plan living and kitchen area, a double bedroom and a bathroom. No parking permitted. 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, RG1 4NN

- NEA Lettings
- Central Reading
- Fifth Floor apartment
- One bedroom
- Unfurnished
- Bike Storage
- Short walk to Reading Town Centre and Train Station
- Council Tax B
- EPC Rating C
- Available immediately

### **Living Room/Kitchen**

This bright and modern living and kitchen area offers ample storage within the kitchen and features a stylish wood-effect floor throughout. The space comes fully equipped with appliances, including a dishwasher, electric hob with oven and extractor fan, a small fridge/freezer, and a sink.

### **Bedroom**

This light and airy bedroom features carpeted flooring and overlooks the rear of the property.

### **Bathroom**

This modern bathroom is fully equipped with an overhead electric shower, a built-in mirrored storage cupboard, and a heated towel rail as well as a W/C and sink.

### **Storage Cupboard**

This space houses the boiler, as well as the washing machine and dryer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>71</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	

