



**Henley Road
Caversham, Reading, Berkshire RG4 6LE**

£1,350 PCM

NEA LETTINGS: A very well presented, spacious two double bedroom top floor apartment within easy reach of both Caversham and Reading centres, including the mainline train station. The furnished accommodation comprises of an entrance hall with storage cupboards, 20ft living room with views over Reading, fitted kitchen with appliances, two double bedrooms (master with ensuite) and family bathroom. Residents have access to a communal garden plus there is a reserved space in the undercroft parking, lift access to the property and additional visitor 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.

Henley Road, Reading, Berkshire RG4 6LE

- NEA Lettings
- Top Floor Apartment
- Two double bedrooms
- Easy access to Reading and mainline station
- Council Tax Band D
- Caversham
- Furnished
- Under-Croft Parking
- EPC Rating C
- Available 15th April

Entrance Hall

A carpeted entrance hallway featuring an electric heater and providing access to all rooms. The hallway also benefits from a cupboard housing the water cylinder, along with an additional storage cupboard ideal for coats and shoes.

Living Room

20'11" x 9'10" (6.4 x 3.0)

A 20ft carpeted living room with electric heater and working electric fireplace, to views overlooking Caversham and Reading beyond. Furniture includes a sofa, armchair, television unit, dining table and chairs.

Kitchen

9'10" x 5'10" (3.0 x 1.8)

Modern fitted kitchen with stainless steel sink, plenty of work space and storage. Appliances include tall fridge/freezer and washer/dryer, electric ceramic hob, electric oven.

Bedroom One

16'4" x 9'2" (5.0 x 2.8)

Carpeted bedroom with a window to the front, electric heater and built in wardrobe. Furniture includes a double bed, two bedside tables, dressing table and chair. Door to an ensuite.

Bedroom Two

16'4" x 8'6" (5.0 x 2.6)

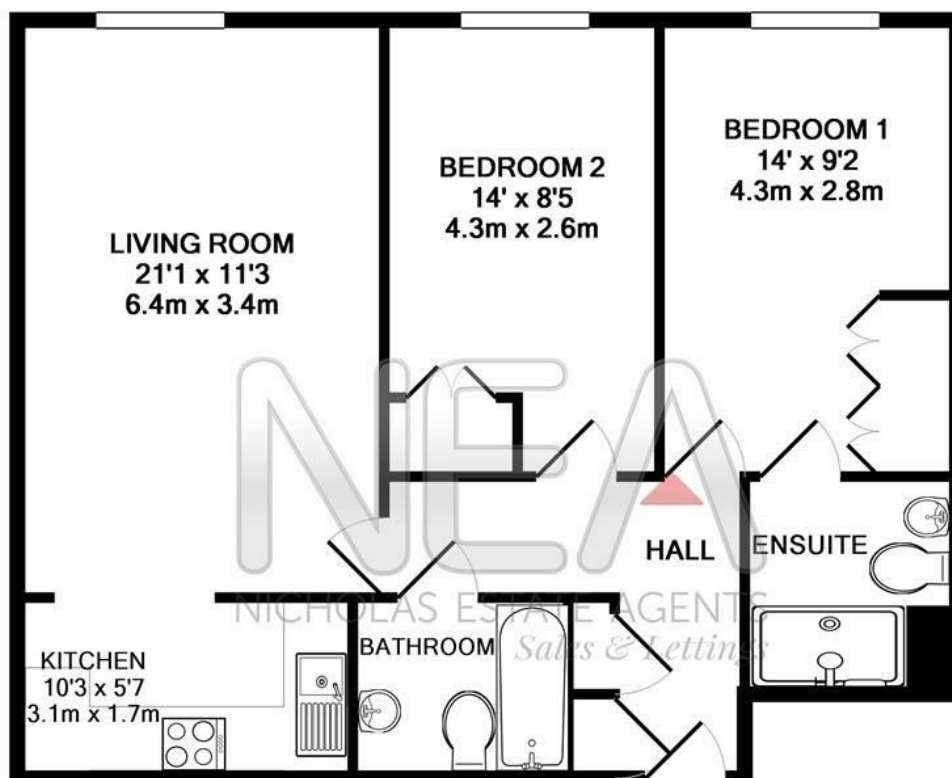
Carpeted bedroom with a window to the front, electric heater and built in wardrobe. Furniture includes a double bed, one bedside set of drawers and dressing table.

Ensuite

Tiled floor, large shower cubicle, W.C. and sink.

Family Bathroom

Marble effect bathroom with tiled floor, bath with shower over, W.C. and sink.



TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 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
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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		
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		

