



**4 Briants Avenue
Caversham, Reading, Berkshire RG4 5AR**

£1,350 PCM

NEA LETTINGS: This is a unfurnished, two bedroom, purpose built apartment on the first floor benefiting from neutral decor, a modern kitchen and open plan living space. The flat is set within in a small block and benefits from off road parking for one car. It is within short walking distance of Caversham and Reading Town Centres and Railway Station. The accommodation comprises of hallway, open plan kitchen/living room, two bedrooms and a bathroom. It would be ideal for sharers, a professional couple or young family. 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.

4 Briants Avenue, Reading, Berkshire RG4 5AR

- NEA Lettings
- First floor apartment
- Two bedrooms
- Off street parking
- Council Tax band C
- Caversham
- Unfurnished
- Open plan kitchen/living room
- EPC rating C
- Available 25th February

Entrance

The entrance of the property comprises a porch area with door with stairs leading up to the living room door.

Living Room

17'0" x 13'5" (5.2 x 4.1)



A good sized, carpeted living room with a large window to the front of the property allowing lots of natural light. The living room also opens to the kitchen area.

Kitchen area

9'8" x 6'6" (2.95 x 2.0)

The open plan kitchen area is vinyl floored with a window to the side and benefits from a breakfast bar with two stools, integrated under counter fridge and freezer, integrated oven with extractor and washing machine.

Bathroom

6'6" x 5'6" (2.0 x 1.7)



Vinyl flooring, bath with shower over, pedestal sink and WC.

Bedroom one

12'11" x 9'6" (3.96 x 2.9)



Double bedroom with carpet and window to rear.

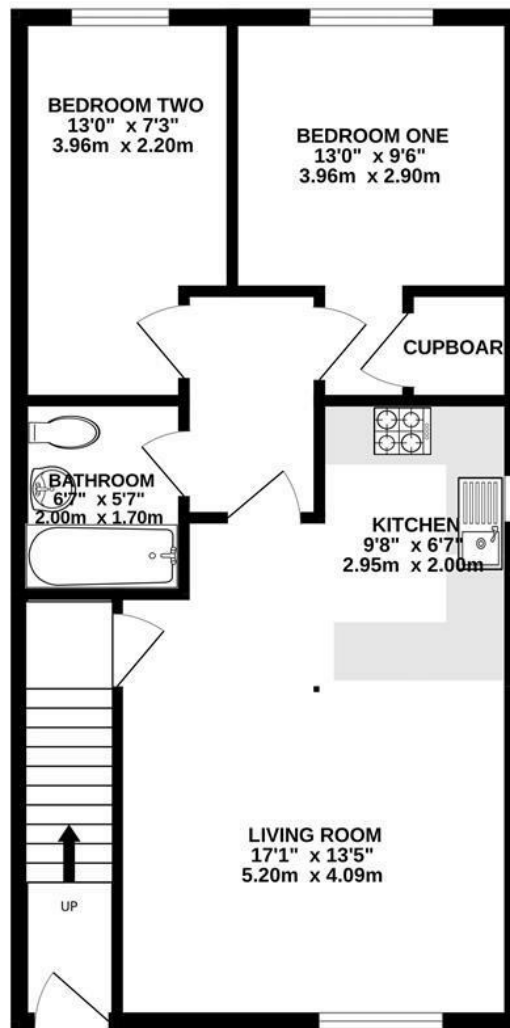
Bedroom two

12'11" x 7'2" (3.96 x 2.2)



Bedroom with carpet, window to rear.

FIRST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
EU Directive 2002/91/EC		
England & Wales		
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		
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