



**Southdown Road
Emmer Green, Reading, Berkshire RG4 8RN**

£1,000 PCM

NEA LETTINGS: A quiet and private ground floor apartment situated within gated grounds and close to local shops and restaurants, in Emmer Green. With two double bedrooms and a good sized living room, this property offers excellent accommodation together with off road parking and private garden. Gas central heating and double glazed throughout. **RENT INCLUSIVE OF GAS, ELECTRIC & GARDEN MAINTENANCE. EPC Rating D.

Southdown Road, Reading, Berkshire RG4 8RN

- NEA Lettings
- Ground Floor Flat
- Two Double Bedrooms
- Rent inclusive of Gas, Electric & Garden Maintenance
- Council Tax Band B
- Emmer Green
- Unfurnished
- Enclosed Garden
- EPC Rating TBC
- Available 14th October

Entrance Hall

A spacious entrance with wood laminate flooring leading to all rooms, under stairs cupboard and additional storage space.

Living Room



A good sized living room with wood laminate flooring and window overlooking the front of the property.

Bedroom One



A large double bedroom with carpet, overlooking the side of the property.

Bedroom Two



A carpeted, good size double bedroom located at the rear of the property. This room has views and access to the private garden.

Kitchen



A well fitted kitchen with tiled vinyl flooring and window overlooking the garden. Offering plenty of work space and storage. Fitted with washing machine, electric oven and electric hob.

Bathroom

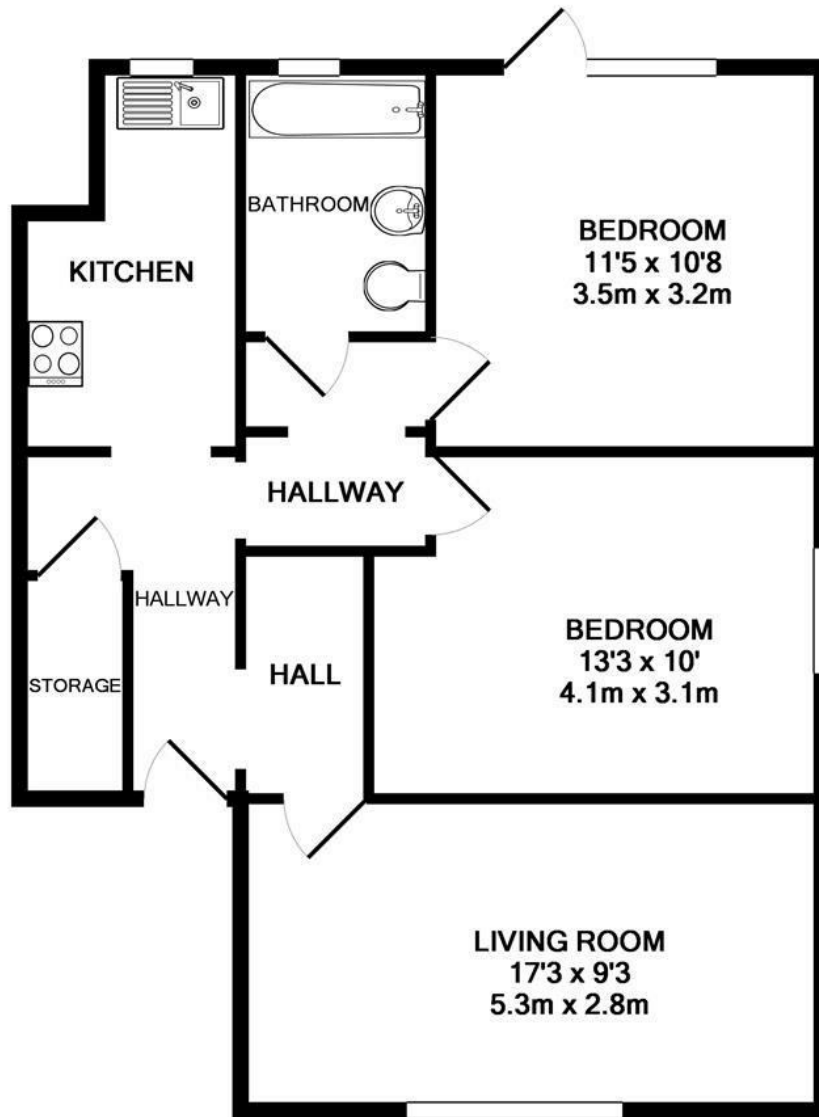


A modern bathroom with wood laminate flooring offering three piece white suite including W.C., wash hand basin and bath with shower over.

Garden



Private Garden with access from the front of the property and from the second bedroom, laid to lawn and patio area.



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 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		
	65	73
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		
	60	71
England & Wales EU Directive 2002/91/EC		

