

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WOODCOTE ROAD, CAVERSHAM
READING, RG4 7BA**

£1,300 pcm

A first floor apartment set in a period property within a 15 minute walk to Caversham Centre. Offering kitchen / diner, lounge , two bedrooms, off road parking for one car and large communal gardens. Offered to the market unfurnished / part furnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £300.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1500.00 (based on the advertised rent)

EPC Rating: E- Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

OUTSIDE

Outside stairs leading to front door.

HALLWAY

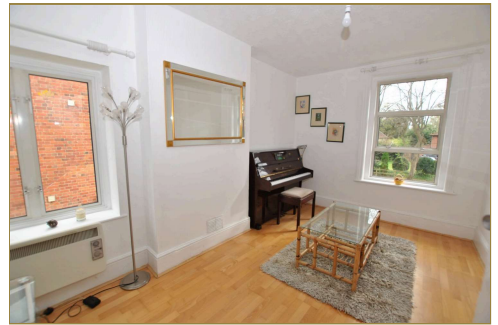
With wooden flooring and door leading to

KITCHEN

Large kitchen / diner with a range of eye and base level units with appliances including electric cooker, washing machine and fridge freezer. Further benefiting from a breakfast bar and ample room for a table and chairs.

**LOUNGE**

Spacious lounge with dual aspect windows, electric heater and laminate flooring

**BEDROOM ONE**

Double bedroom, side aspect window and built in wardrobes

**BEDROOM TWO**

Double bedroom, rear aspect window and electric heater.



BATHROOM

Comprises low level wc, basin and bath with shower over.

COMMUNAL GARDENS

Well maintained communal gardens

**PARKING**

Off road parking for one car

SCHOOL CATCHMENT

The Heights Primary

Caversham Primary

Highdown Secondary School

COUNCIL TAX

Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £39,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

FLOORPLAN

Awaiting