## FARMER & DYER

### RESIDENTIAL SALES & LETTINGS







# REGENTS RIVERSIDE, BRIGHAM ROAD READING, RG1 8QS £1,750 pcm

A modern apartment situated in a GATED DEVELOPMENT only A 6 MINUTE WALK to Reading mainline station. Lovely RIVER VIEWS from the large patio area.. Furnished and available 24th June 2024.

#### NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £403.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2019.23 (based on the advertised rent)

EPC Rating: C- Council Tax Band: D

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

#### **HALLWAY**

With doors leading to

#### LOUNGE / DINER

Spacious lounge / diner with wooden flooring & French doors leading to the patio area



#### **KITCHEN**

Modern kitchen with appliances including electric hob, electric oven, dishwasher & washing machine

#### **BEDROOM ONE**

Double bedroom with built in wardrobes offering ample storage.



#### **EN SUITE**

Comprises low level wc, basin & shower cubicle



#### **BEDROOM TWO**

Double bedroom with built in wardrobe



#### **FAMILY BATHROOM**

Modern family bathroom comprising three piece suite with shower over bath.



#### **COMMUNAL GARDENS**

This property benefits from a large patio area with River Views



#### **PARKING**

Allocated parking for one car

#### **SCHOOL CATCHMENT**

EP Collier School & Highdown Comprehensive School.

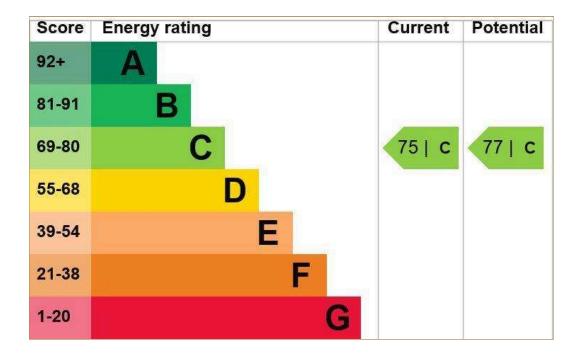
#### **COUNCIL TAX**

Band D

#### **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 £52,500 per annum

#### ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



#### **FLOORPLAN**

For guidance only

