

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.

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 £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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

