

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



REGENTS RIVERSIDE, BRIGHAM ROAD READING, RG1 8QS £1,500 pcm

A modern apartment situated in a GATED DEVELOPEMENT only A 6 MINUTE WALK to Reading mainline station. Lovely RIVER VIEWS from the large patio area.. Landlord is flexible on furnishings. Available 1st August

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
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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 £45,000 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		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN
For guidance only

