

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SHIPLAKE LODGE, ELLIOTTS WAY CAVERSHAM, READING RG4 8BF**

**£1,250 pcm**

A highly sought after ground floor two bedroom apartment situated close to River Thames, Reading mainline train station and Caversham and Reading town centres. Unfurnished and available 7th June.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £288.46 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1442.31 (based on the advertised rent)

EPC Rating: B Council Tax Band: C

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**LOUNGE / DINER**

Spacious lounge / diner with laminate flooring with door leading to the personal patio area and communal garden.

**KITCHEN**

Modern kitchen with room for a small table & chairs with appliances including electric oven, electric hob, fridge / freezer & washer / dryer. Further benefiting a built in cupboard offering ample storage.

**BEDROOM 1**

Good size double bedroom with front aspect window. Benefiting from new carpet

**BEDROOM 2**

Single bedroom with front aspect window & laminate flooring.

**BATHROOM**

Comprises three piece white suite with shower over bath.



**COMMUNAL GARDENS**

To the rear is a well tended communal lawn garden with mature hedging and Christchurch Meadow and River Thames beyond.

**PARKING**

Allocated parking space and further visitors parking

**SCHOOL CATCHMENT**

Thameside Primary School & Highdown Secondary School

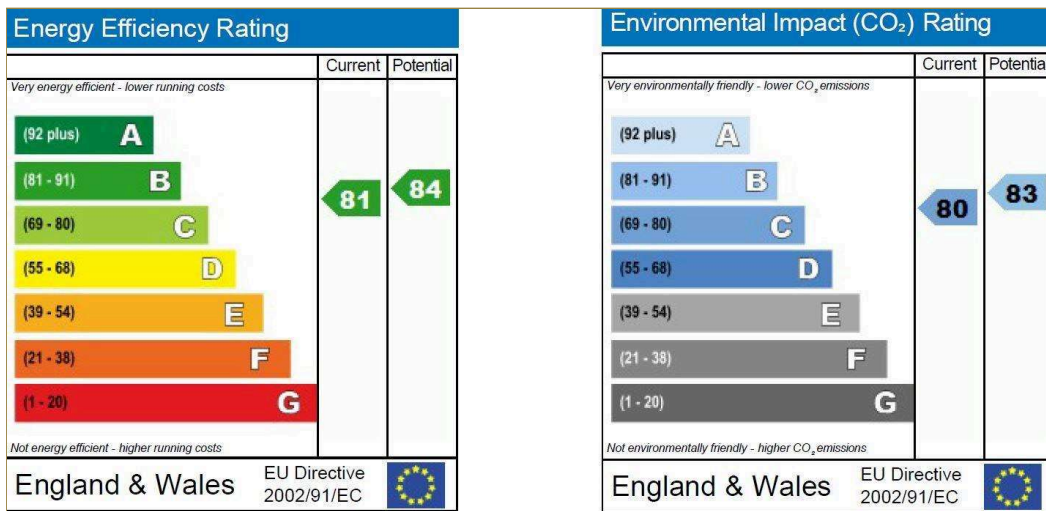
**COUNCIL TAX**

Band C

**PROCEDURE**

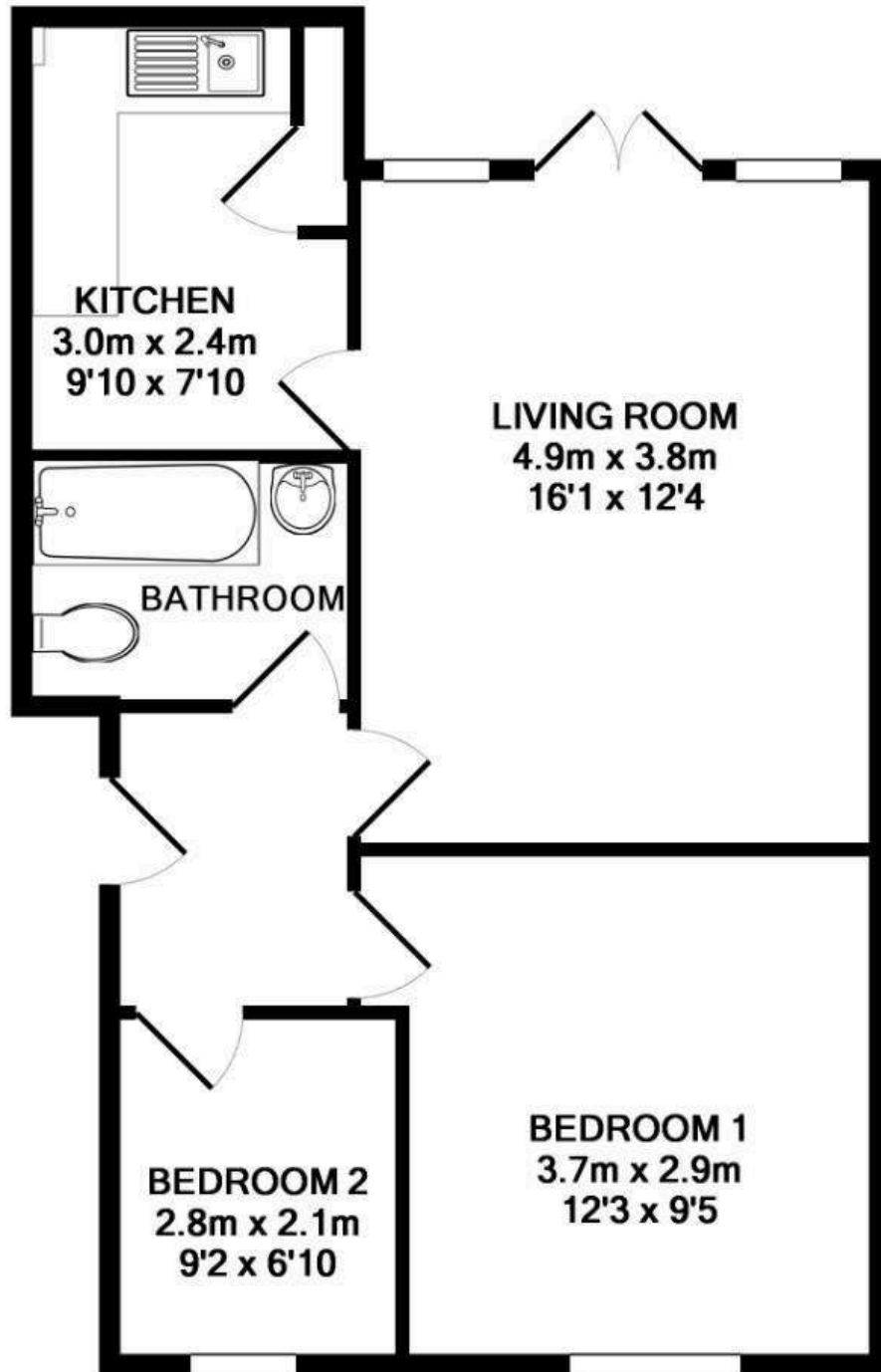
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £37,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**Floor Plans**

These floor plans are for guidance purposes only and are not to scale.



TOTAL APPROX. FLOOR AREA 50.0 SQ.M. (538 SQ.FT.)

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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