

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **TREETOPS, THE MOUNT CAVERSHAM, READING, RG4 7RE**

**£2,250 pcm**

A superbly presented two bedroom executive apartment set in beautiful communal grounds and located in one of the most sought after areas of Caversham. Offering 36'ft Open plan kitchen / dining / living area, private patio area, two bathrooms. Allocated parking for one car and visitors parking. Furnished and available 15th June 2024.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £519.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2596.15 (based on the advertised rent)

EPC Rating: C Council Tax Band: E

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

**COMMUNAL ENTRANCE HALL**

Well maintained communal hallway with lift and spiral stairs leading to the ground floor.

**HALLWAY**

Benefiting from underfloor heating and built in cupboards with doors leading to

**KITCHEN AREA**

Modern kitchen area with a range of base and eye level units with appliances including American style fridge / freezer, washing machine, dishwasher, built in microwave, electric fan oven and gas hob. Under floor heating

**LIVING/DINING AREA**

Spacious living / dining area with underfloor heating, feature fireplace and French doors leading to the private patio.

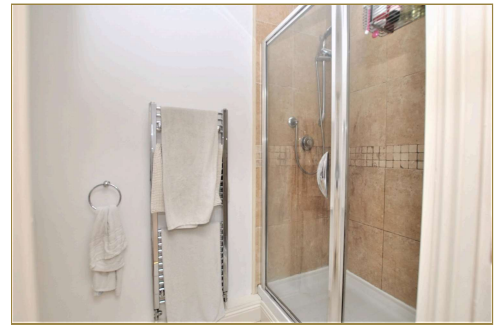
**BEDROOM ONE**

Double bedroom, underfloor heating, built in wardrobe, side aspect window and door leading to



### **EN SUITE SHOWER ROOM**

Comprises low level wc, basin, cubicle shower and heated towel rail



### **BEDROOM TWO**

Double bedroom, side aspect window, built in cupboard and underfloor heating



### **FAMILY BATHROOM**

Comprises low level wc, basin, bath and heated towel rail.

### **PRIVATE PATIO AREA**



### **SCHOOL CATCHMENT**

The Heights Primary School  
Caversham Primary School

### **COUNCIL TAX**

Band E

### **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 £67,500 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             |         | 81 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**FLOORPLAN**  
For guidance only

