

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **HEMDEAN RISE, CAVERSHAM READING, RG4 7SA**

**£1,300 pcm**

**\*\*Viewing day 21st May between 4.30pm - 5.30pm - Viewing by appointment only\*\***A chance to rent a ground floor apartment within the heart of Caversham. Offering large double bedroom, lounge with feature fireplace, family bathroom, modern kitchen with appliances including, electric oven, electric hob, integrated dishwasher, fridge and washing machine. Large rear garden and on road permit parking Offering to the market unfurnished and available 5th July.

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 £300.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1500.00 (based on the advertised rent)

EPC Rating: D Council Tax Band: A

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

**HALLWAY**

Hallway with doors leading to

**LIVING ROOM**

Large living room with front aspect bay window



**KITCHEN**

Modern kitchen with appliances including fridge, integrated dishwasher, electric oven and electric hob.



**UTILITY AREA**

Housing washing machine

**BEDROOM**

Good size lounge with feature fireplace and door leading to the rear garden



**BATHROOM**

Comprised brand new low level wc, basin and bath with shower over

**GARDEN**

Enclosed rear garden mainly laid to lawn



**PARKING**

On road permit parking

**COUNCIL TAX**

Band A

**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 £39,000 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**FLOORPLAN**

For guidance only

