

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ABBOTSMEAD PLACE, CAVERSHAM READING, RG4 8BB**

**£1,395 pcm**

A super top floor two bedroom apartment situated in this select development in central Caversham only a 15 minute walk to Reading station. Includes 14ft living room, fitted kitchen & allocated residents parking. The property is only 3 minutes from all local shops & picturesque walks along the Thameside path. Unfurnished and available now.

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 £321.92(based on the advertised rent), is required to reserve this property.

Deposit payable is £1609.62 (based on the advertised rent)

EPC Rating: D - Council Tax Band: C

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

**COMMUNAL RECEPTION HALL**

Telephone entry phone system, staircase to top floor, personal front door through to -

NB - No lift.

**RECEPTION HALL**

Providing access to all rooms, side aspect double glazed window, large built-in storage cupboard, built-in cloaks cupboard, built-in airing cupboard housing pressurized hot water cylinder with slatted shelving above, entry phone, electric storage heater. Door to

**LIVING/DINING ROOM**

14'10 (4.52m) x 10' (3.05m)

Dual aspect with rear double glazed window and side double glazed French doors to Juliette balcony, electric night storage heater

**KITCHEN**

9'9 (2.97m) x 7'10 (2.39m)

Kitchen refitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units, laminated roll edge worksurfaces, contrasting tiled surrounds, inset 4-ring electric hob with extractor fan above and oven below, washing machine and fridge/freezer, rear aspect double glazed window, warm air heater.

**BEDROOM ONE**

11'1 (3.38m) x 10' (3.05m)

Side aspect double glazed window, slim-line electric heater, built-in double wardrobe

**BEDROOM TWO**

10'2 (3.1m) x 9'2 (2.79m)

Side aspect double glazed window, built-in double wardrobe, slim-line electric heater

**BATHROOM**

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., tiled surrounds, extractor fan, striplight and shaver point, warm air heater

**COMMUNAL GROUNDS**

There are communal lawned gardens

**PARKING**

Allocated parking space and further visitors parking

**DIRECTIONS**

Abbotsmead Place can be found directly beside Waitrose car park in central Caversham and vehicular

access is from Wolsey Road

[www.farmeranddyer.com](http://www.farmeranddyer.com)



**COUNCIL TAX**

Band C

**PROCEDURE**

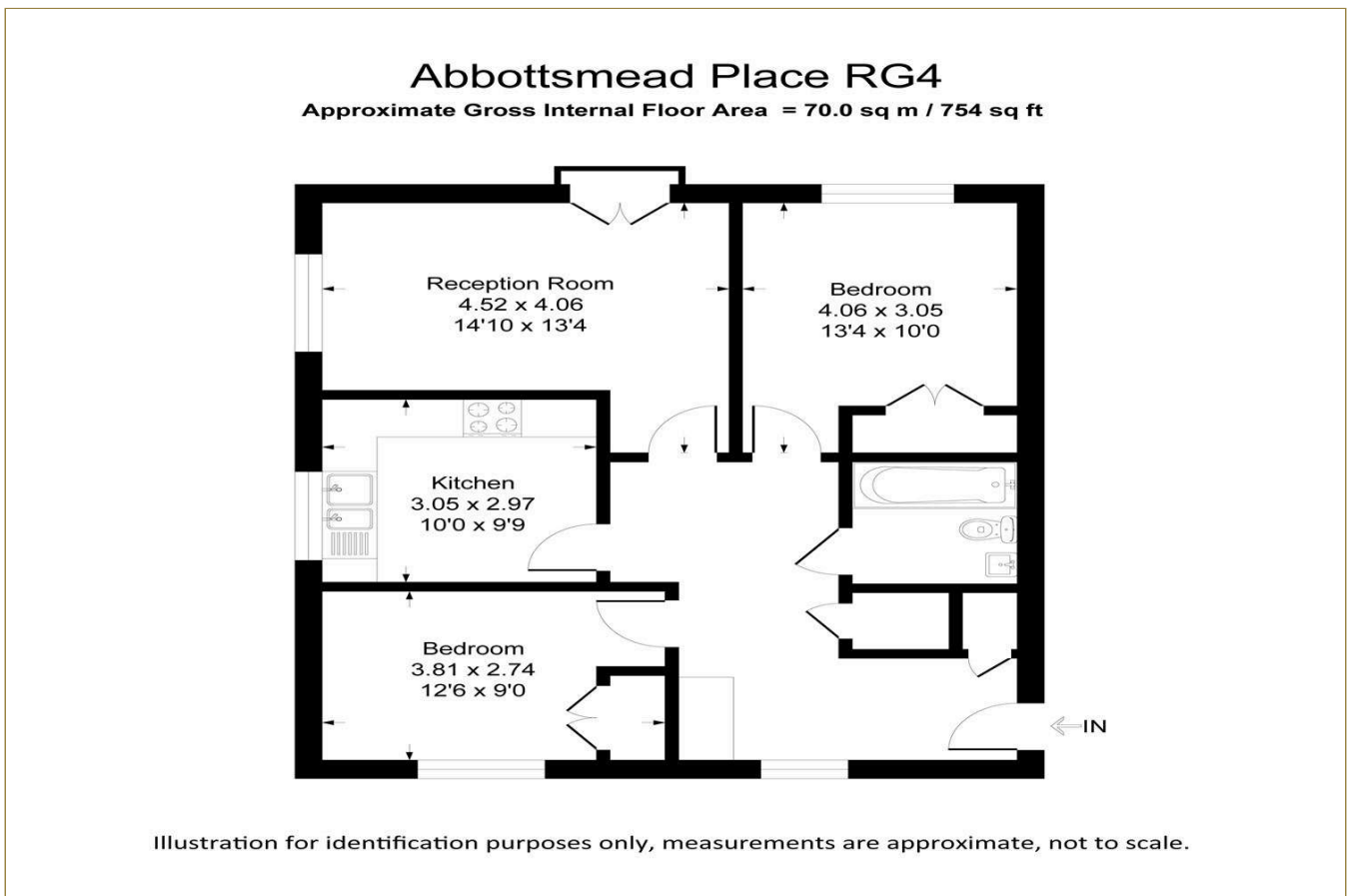
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £41,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

### FLOORPLAN

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



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

