

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CARLINGFORD HOUSE, GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS**

**£1,595 pcm**

A very well-presented modern apartment located in CENTRAL CAVERSHAM. The well-proportioned accommodation comprises living/dining room with door to BALCONY, fitted kitchen, bathroom & en-suite shower room. Allocated parking space. Available 23rd July & Furnished.

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 £368.08 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1840.38 (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)

**COMMUNAL ENTRANCE**

With staircase to first floor, front door to

**ENTRANCE HALL**

White oak flooring with underfloor heating, video entry phone system, walk in cupboard housing gas boiler and air filtration system, air filter

**LIVING/DINING ROOM**

22'6 (6.86m) x 19' (5.79m)

Two large south-facing windows, door to balcony

**KITCHEN AREA**

Side aspect window, high gloss fitted kitchen units, freestanding island with hob and extractor hood above, electric oven, integrated washer/dryer, microwave, fridge/freezer and dishwasher

**BEDROOM ONE**

15'1 (4.6m) x 10'4 (3.15m)

Rear and side aspect window, fitted wardrobes

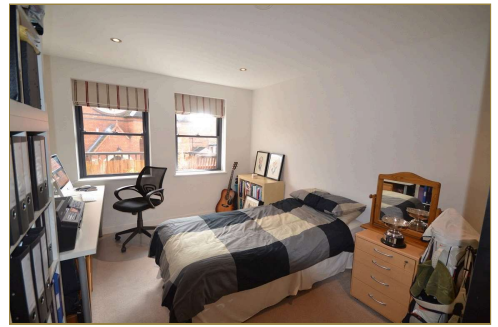
**EN SUITE SHOWER ROOM**

Rear aspect window, fully enclosed double width shower cubicle with overhead shower, wall mounted enamel sink unit, low level w.c., large feature mirror, tiled walls, chrome towel radiator, underfloor heating



## **BEDROOM TWO**

Twin front aspect windows, fitted wardrobe



## **BATHROOM**

Rear aspect window, steel bath with hand shower attachment and bespoke oak bath panel, wall mounted enamel sink unit, low level w.c., large feature mirror, ceramic floor tiles, fully tiled walls, ceiling downlighters, underfloor heating



## **CENTRAL HEATING**

Underfloor heating

## **PARKING**

One allocated parking space, bike store

## **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 £47,850 per annum

## **COUNCIL TAX**

Band C

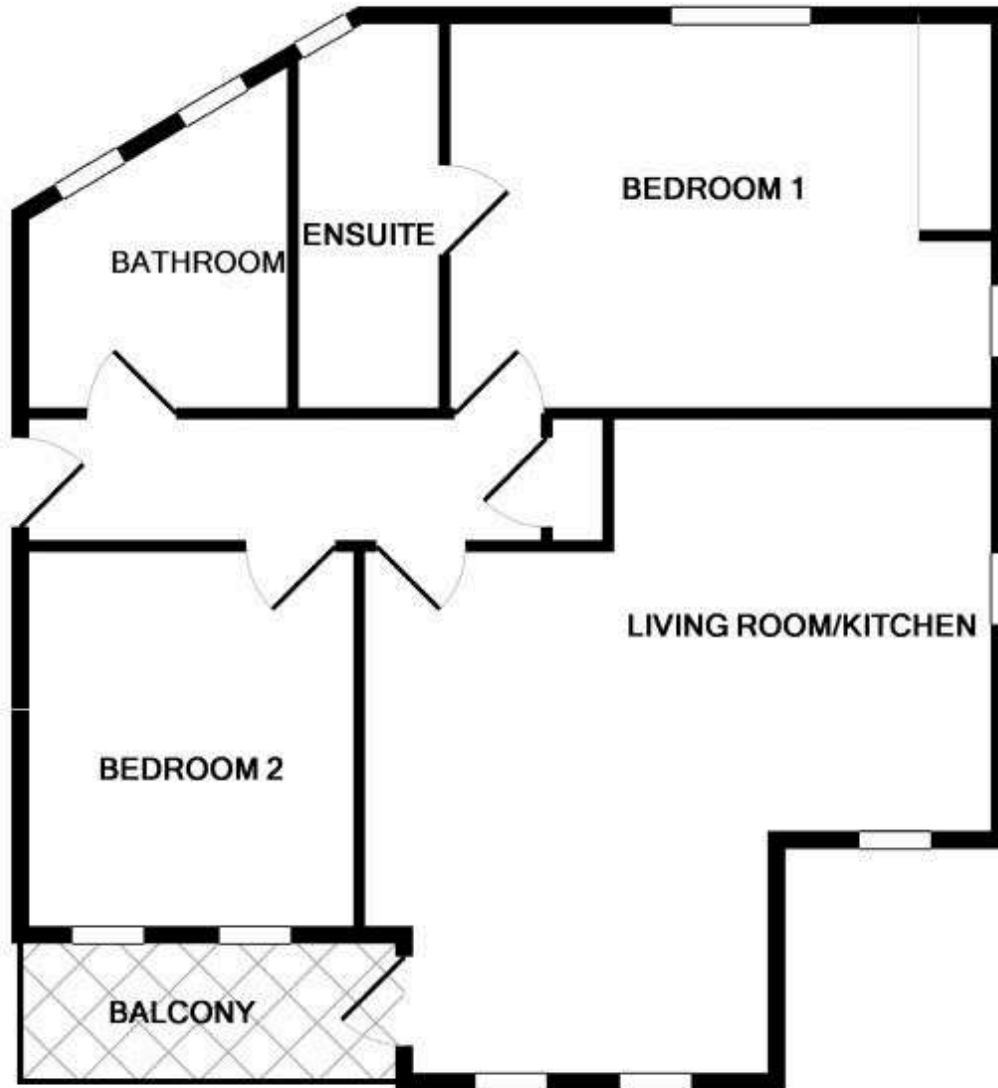
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**FLOORPLAN**

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



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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