

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CLARENCE HOUSE, ST PETERS HILL CAVERSHAM, READING, RG4 7AX

£1,550 pcm

A particularly spacious three bedroom first floor apartment set in an elegant double fronted detached residence. Benefiting from well maintained communal gardens with residents parking area and favourably located in Caversham Heights approximately one mile from Reading station. Unfurnished and available 29th June. Sorry no sharers

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (based on the advertised rent)

EPC Rating: D- Council Tax Band: D

Please contact us for further information or visit our website

COMMUNAL ENTRANCE HALL

With telephone entry system, staircase to first floor, personal front door to

**RECEPTION HALL**

With radiator, entry phone

LIVING/DINING ROOM

13' (3.96m) x 12'3 (3.73m)

With twin rear aspect windows, radiator, coved ceiling and ceiling rose, door to

FITTED KITCHEN

9'5 (2.87m) x 8'5 (2.57m)

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with matching work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer, washing machine and dishwasher, radiator, side aspect double glazed window, meter cupboard

KITCHEN

9' (2.74m) x 8' (2.44m)

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with matching work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer, washing machine and dishwasher, radiator, side aspect double glazed window, meter cupboard

BEDROOM ONE

13'4 (4.06m) x 9'8 (2.95m)

With twin front aspect sash windows, radiator, range of floor to ceiling fitted wardrobes with cupboard space, door to



ENSUITE SHOWER ROOM

Comprising tiled shower cubicle, wash hand basin with cupboard below, w.c., radiator, twin front aspect sash windows, cupboard housing gas boiler



BEDROOM TWO

12'3 (3.73m) x 8'7 (2.62m) plus 3ft 2 walk in entrance
With rear aspect sash window, radiator, fitted twin double wardrobe, coved ceiling and ceiling rose



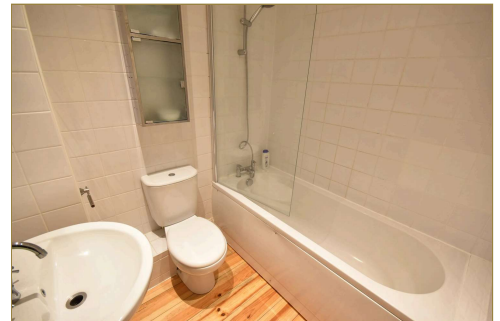
BEDROOM THREE

9'8 (2.95m) x 7' (2.13m)
With front aspect sash window, radiator, coved ceiling and ceiling rose



BATHROOM

Comprising panelled bath with mixer tap, shower attachment, glass deflector, wash hand basin, w.c., fully tiled walls, radiator, extractor fan



COMMUNAL BASEMENT ROOM

For residents storage

COMMUNAL GARDENS

At the rear of the property are well maintained communal gardens with residents parking area to the rear.

OUTSIDE

The front of the property is entered via a communal driveway with mature trees with grass and shrub borders

RESIDENTS PARKING

There is residents parking to the front and rear of this property



DIRECTIONS

From central Caversham proceed north into Church Road and continue up St Peters Hill where the property can be found on the right hand side just after Blossom Road.

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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 £46,500 per annum

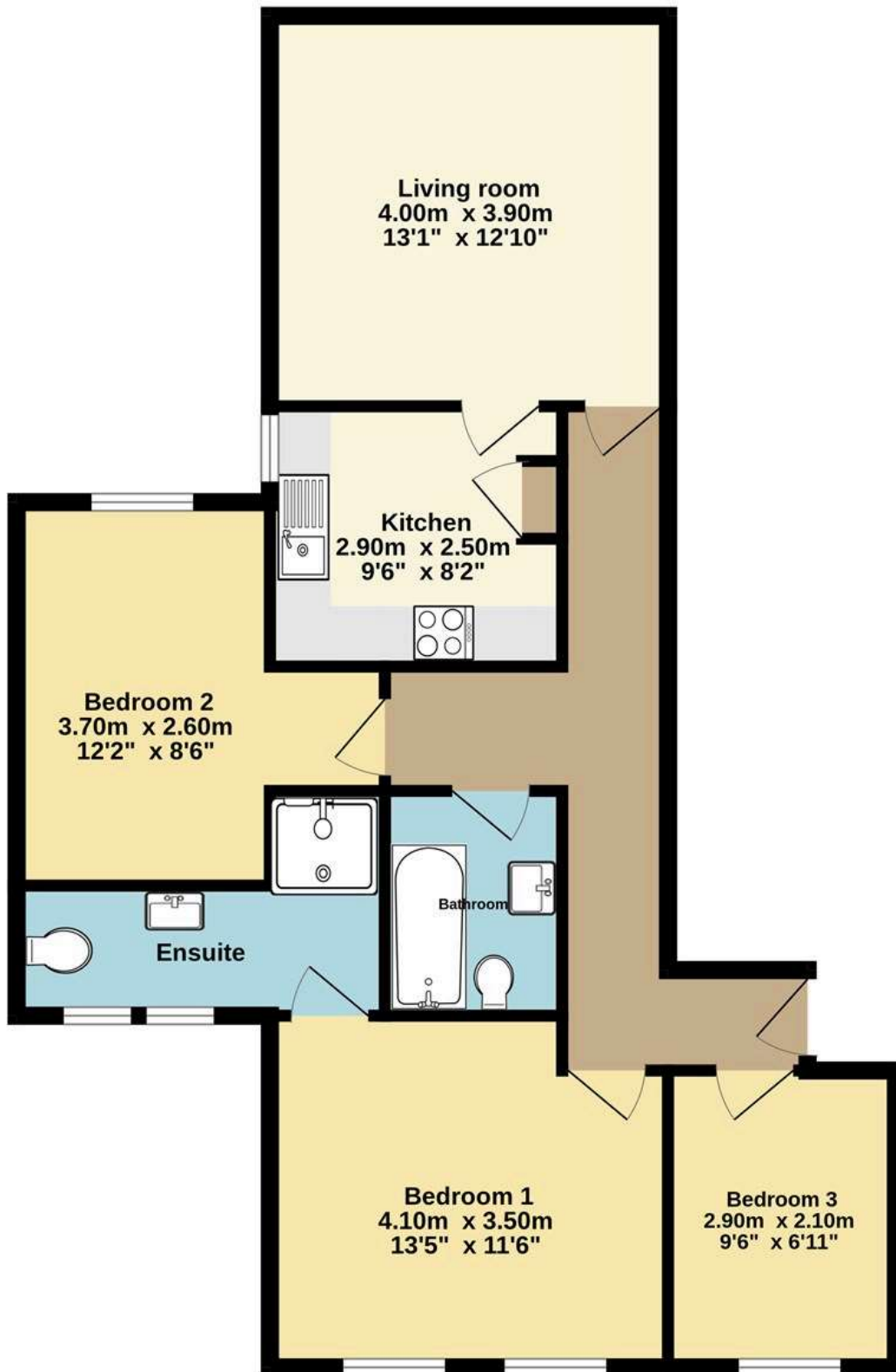
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9118-0027-6221-6611-1944>

FLOOR PLAN

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 floorplan 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.

LOCATION

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

