

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ESSEX WAY, SONNING COMMON
READING, RG4 9RG**

£1,400 pcm

A superior two bedroom first floor Over 50's retirement apartment benefiting from a brand new kitchen and bathroom. Includes 16ft living room with balcony overlooking the gardens and garage. Only 5 minute walk to bus stops, 10 minutes to the pleasant walk at Millennium field & 15 minutes to local shops & doctors.. Unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £323.08 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,615.38 (based on the advertised rent)

EPC Rating: C - Council Tax Band: D

Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE HALL

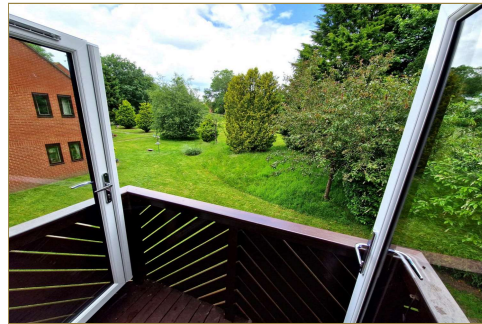
With security entry phone system, stairs to apartment

ENTRANCE HALLWAY

Entry phone system, airing cupboard, storage cupboards, vertical radiator.

LIVING/DINING ROOM

Twin side aspect windows, double doors leading to BALCONY that overlooks the delightful rear communal gardens, radiator

**KITCHEN**

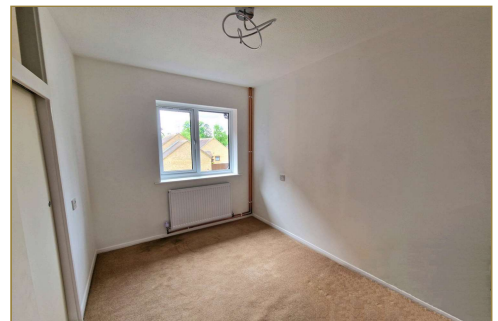
Newly fitted in 2024, comprising worktops with a range of cupboards and drawers, sink unit, appliances including washing machine and fridge. Cupboard housing gas boiler, rear aspect window

BEDROOM ONE

Side aspect window, radiator, built in double wardrobe

**BEDROOM TWO**

Front aspect, radiator, built in double wardrobe



BATHROOM

Newly fitted in 2024. Three piece suite comprising, panelled bath with shower screen, pedestal wash basin, w.c, chrome towel radiator, side aspect window



COMMUNAL GARDENS

Well maintained communal gardens

GARAGE

In nearby block



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 £42,000 per annum.

COUNCIL TAX

Band D

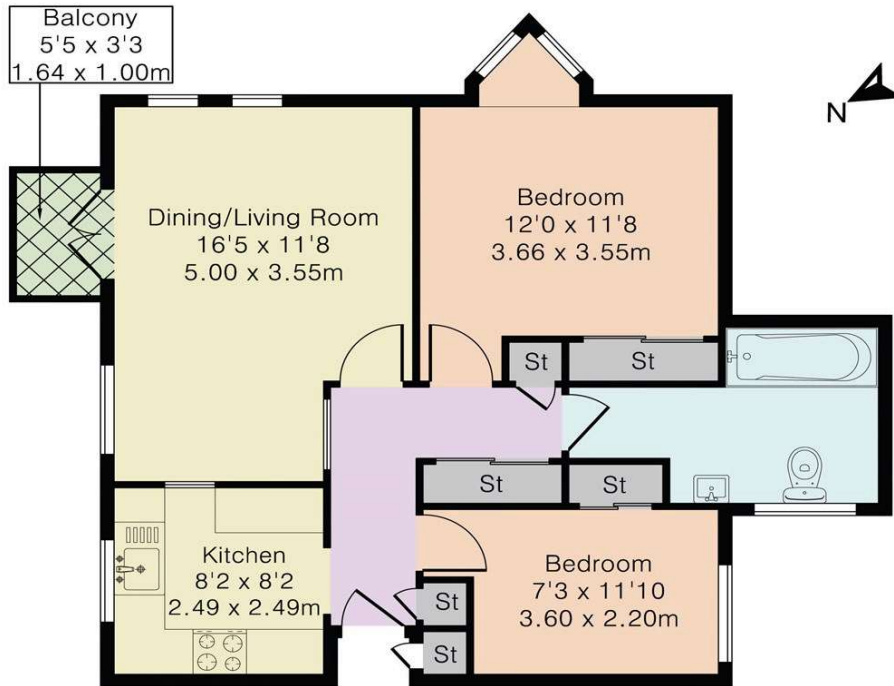
ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

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

Approximate Gross Internal Area 633 sq ft – 59 sq m



LOCATION

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

