

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KENNET WALK READING, RG1 3GG

£1,200 pcm

A well presented top floor apartment only a 14 MINUTE walk to Reading, Benefiting from 25ft open plan living, Juliette balcony, LIFT & allocated parking. Offered furnished / unfurnished & available 8th August.

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 £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1384.62(based on the advertised rent)

EPC Rating: C - Council Tax Band: C

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

COMMUNAL ENTRANCE HALL

Communal front door, entry phone system, access to all floors

HALLWAY

Personal front door, entry phone system, laminate floor, airing cupboard

LIVING/DINING/KITCHEN

10' (3.05m) x 24'9 (7.54m)

Double glazed door to Juliette balcony, laminate floor, opens to

KITCHEN AREA

Front aspect double glazed window, range of base and eye level units, worktops, tiled splashbacks, sink with mixer tap, washing machine, integrated electric oven and hob, fridge/freezer

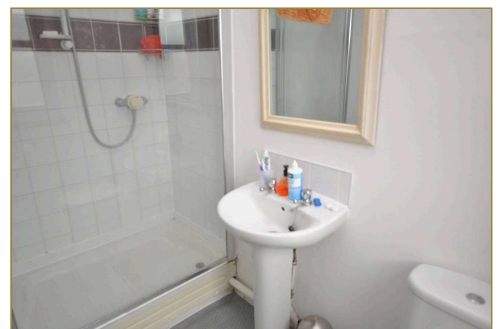
BEDROOM

12'8 (3.86m) x 9'5 (2.87m)

Rear aspect double glazed window, wardrobe

**SHOWER ROOM**

Front aspect double glazed window, double shower cubicle, low level w.c, wash hand basin

**PARKING**

One allocated parking space

**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 £36,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

