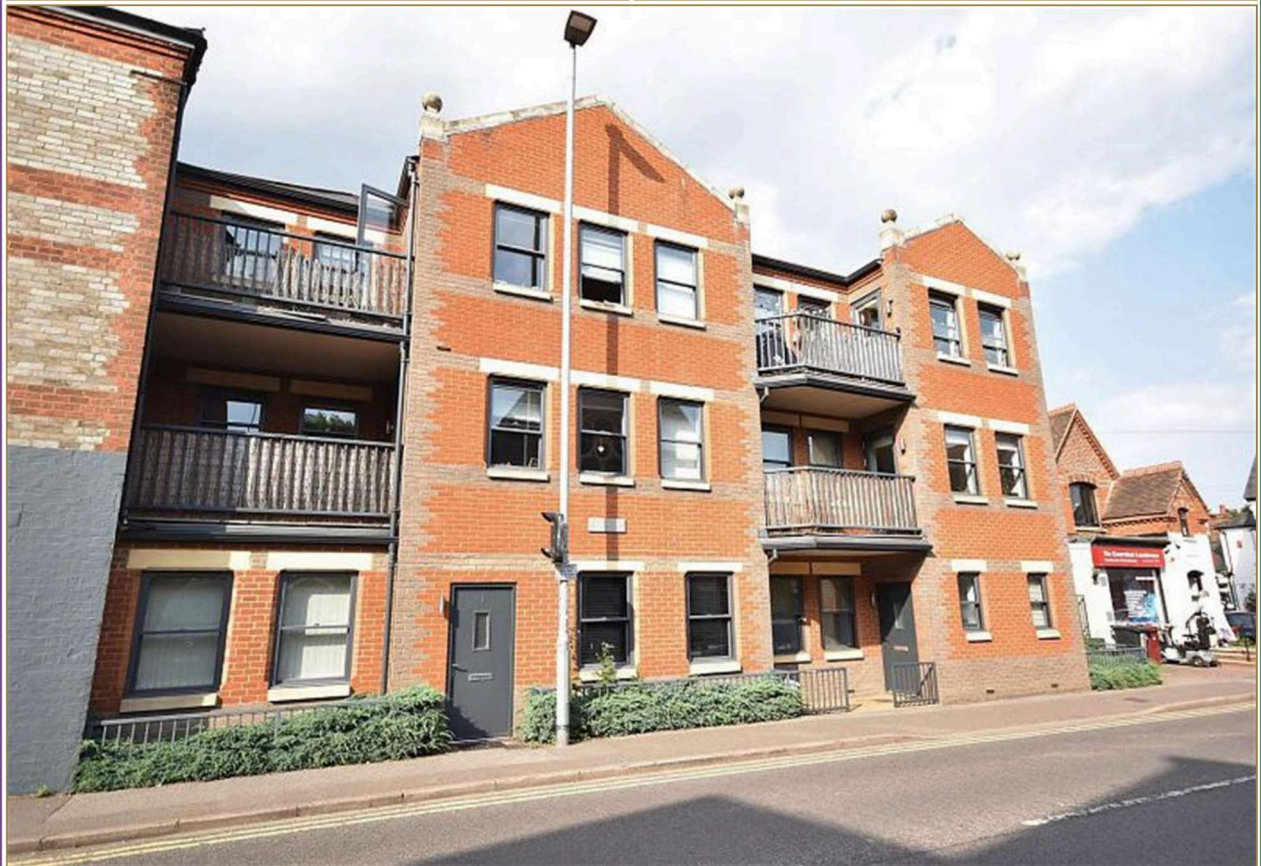


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CARLINGFORD HOUSE, 4 GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS

£1,100 pcm

A superb one apartment with its own personal front door and underfloor heating. Located in Central Caversham & only a 5 minute walk to the river . Open plan living. Unfurnished and available 8th August. No Parking

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 £253.85 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,269.23 (based on the advertised rent)

EPC Rating: C Council Tax Band: B

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

ENTRANCE LOBBY

White oak flooring, through to

LIVING ROOM / KITCHEN AREA

Two front aspect windows, underfloor heating, air filter

KITCHEN AREA

Fitted with a range of base and eye level units, Bosch ceramic induction hob with glass splashback, Bosch electric fan assisted oven, integrated washer/dryer & integrated fridge/freezer, door to inner lobby

**BEDROOM**

Rear aspect window, carpet, fitted double wardrobe, air filter, underfloor heating

**BATHROOM**

Three piece suite comprising: bath with separate with overhead shower head with separate shower facility and glass screen, wall mounted enamel sink unit, low level w.c., ceramic floor tiles, fully tiled walls, underfloor heating

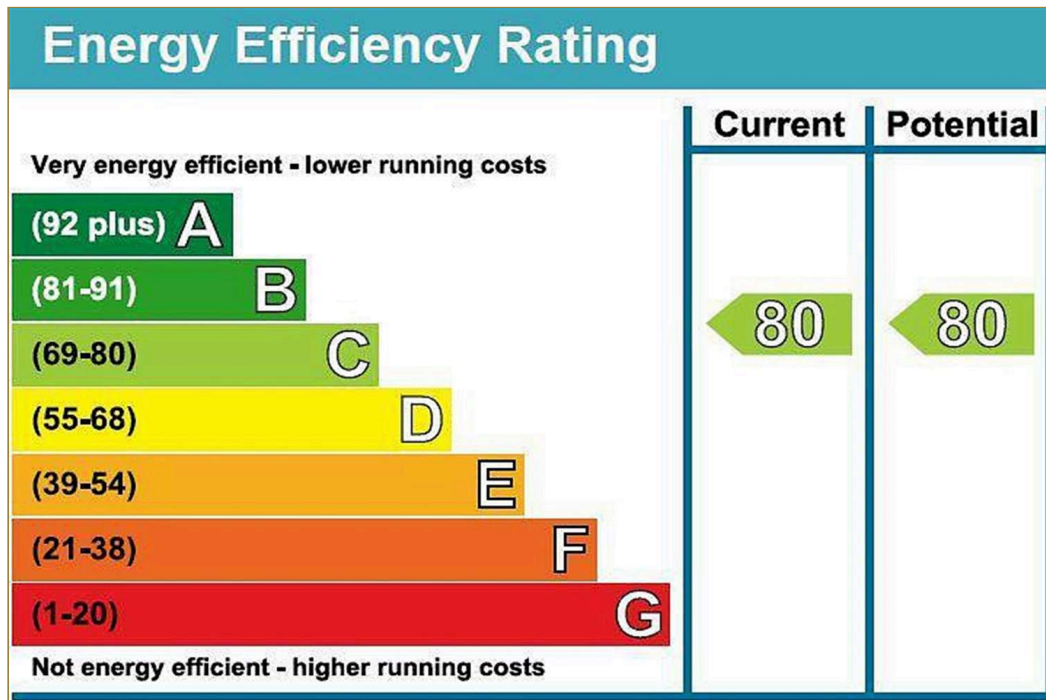
Cycle store area and bin store

COUNCIL TAX

Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

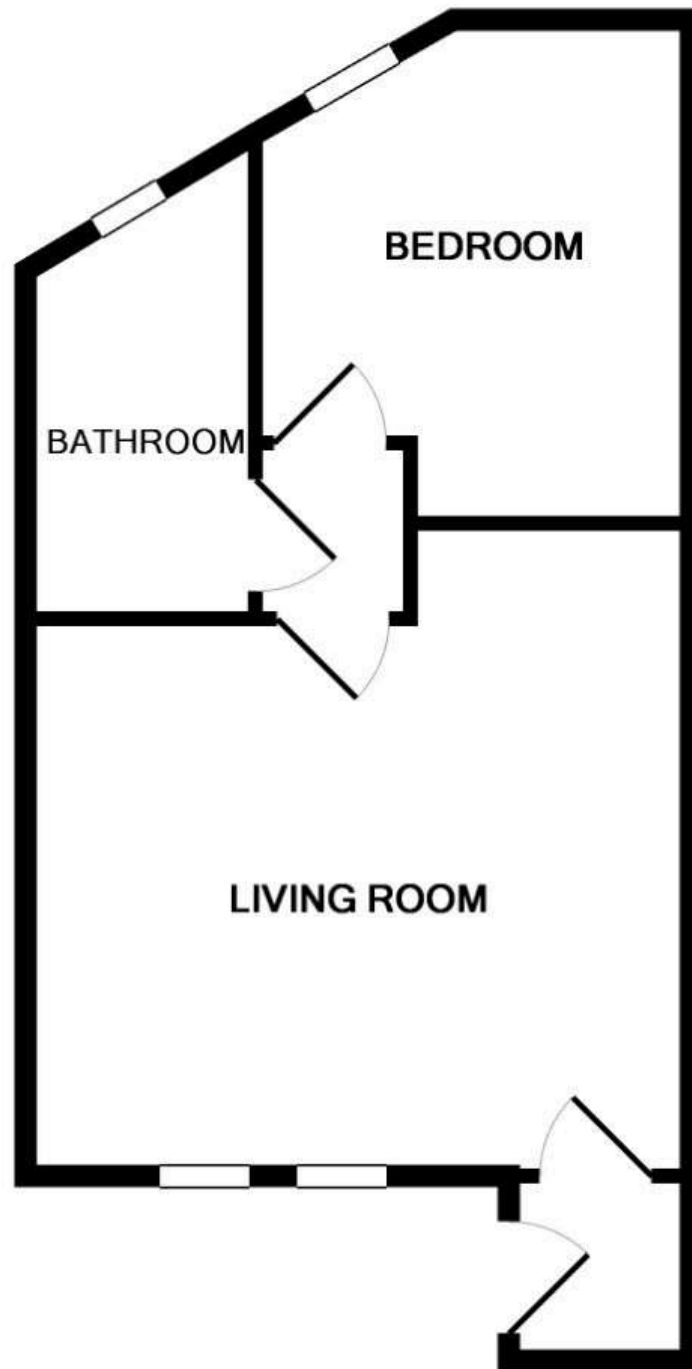
To view the full EPC for this property, you can access the national database with the following web address:

**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 £33,000 per annum

FLOORPLAN

For guidance only



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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