

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE MERIDIAN, KENAVON DRIVE READING, RG1 3DP

£1,550 pcm

****VIEWING DAY 17th July between 4.30pm - 5.15pm - Viewing by appointment only**** A modern second floor apartment found in The Meridian complex, within a 13 minute walk to Reading Station. The property benefits from GATED PARKING & LIFT. Landlord is flexible on furnishings. Available 5th September. 12 month fixed term only

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

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.00 (based on the advertised rent), is required to reserve this property.

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

EPC Rating: B Council Tax Band: D

Please contact us for further information or visit our website

ENTRANCE HALL

Entry phone system, cupboard housing electric boiler and shelving

LIVING/DINING AREA

16'10 (5.13m) x 13'2 (4.01m)

Double glazed windows, laminate floor, archway to

KITCHEN AREA

Comprising stainless steel sink unit with cupboard under, range of base and eye level units, electric hob with extractor hood, double oven, washing machine, fridge/freezer

BEDROOM ONE

16'8 (5.08m) x 9'10 (3m)

Double glazed window, laminate floor

**EN SUITE SHOWER ROOM**

Fully tiled shower cubicle, pedestal wash hand basin, low level w.c., shaver light & socket

**BEDROOM TWO**

13'4 (4.06m) x 9' (2.74m)

Double glazed window, laminate floor



BATHROOM

White suite comprising bath with mixer tap, low level w.c., pedestal wash hand basin, shaver light & socket



OUTSIDE

There are communal grounds and secure bike store

PARKING

There is an allocated parking space (left hand side of bike store)

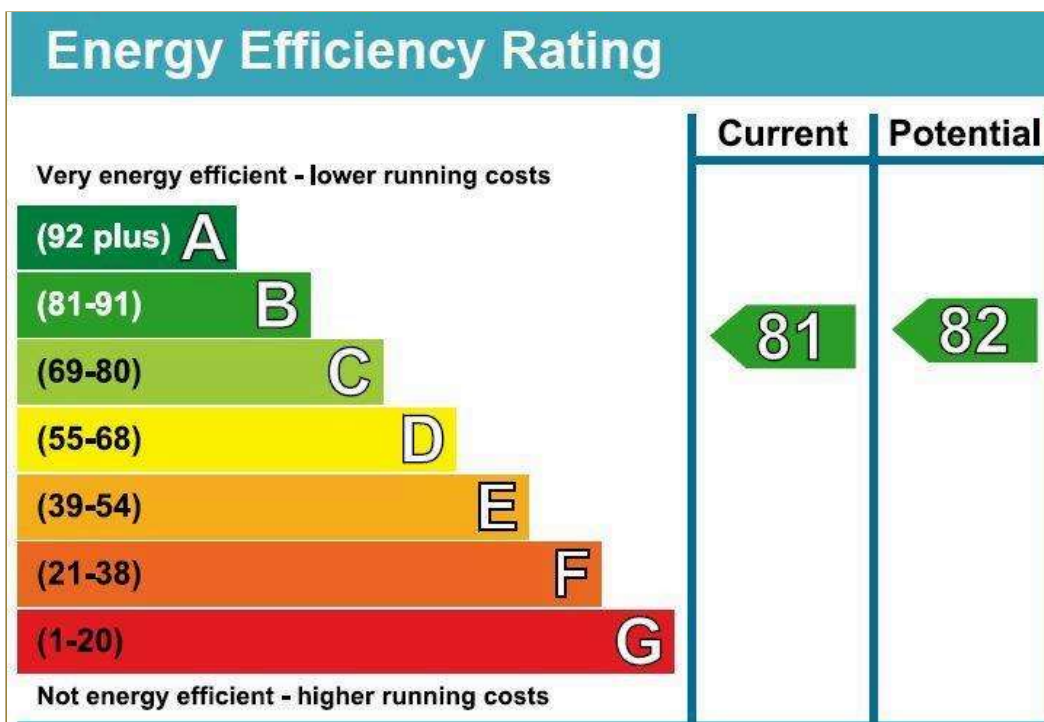
COUNCIL TAX

Band D

PROCEDURE

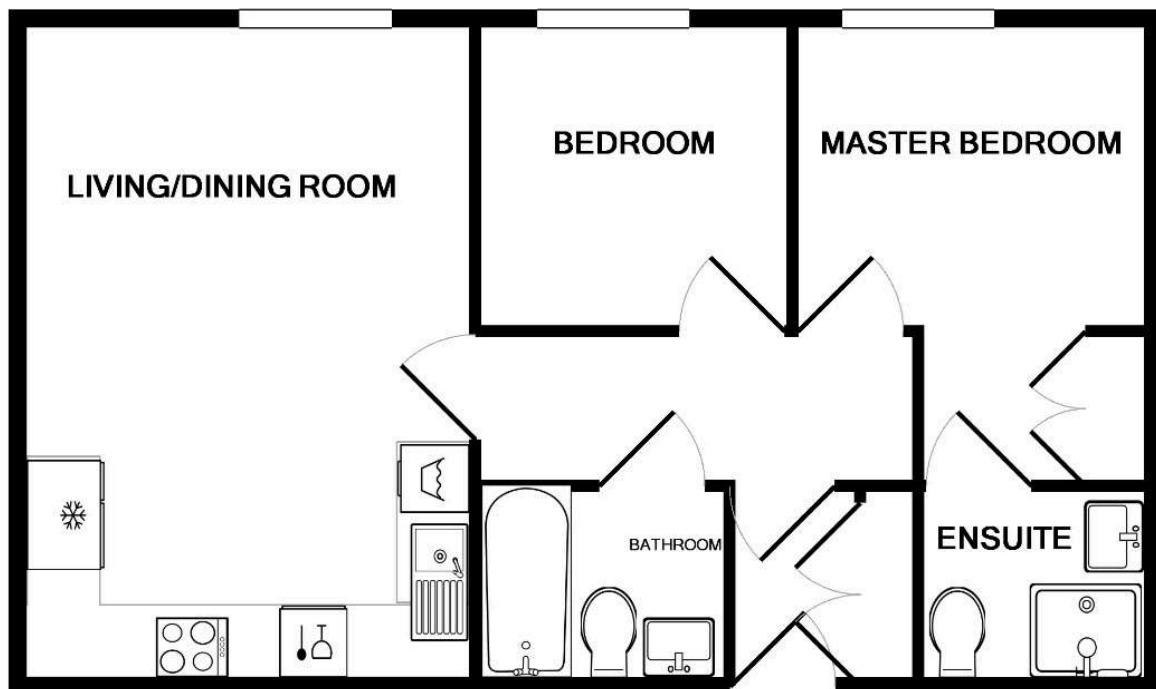
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £46,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



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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