

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### HEMDEAN RISE, CAVERSHAM, RG4 7SA

**£1,300 pcm**

**\*\*Viewing day 22nd July between 5pm - 5.45pm - Viewing by appointment only\*\***

A chance to rent a super first floor apartment within the heart of Caversham. Offering large double bedroom, lounge with feature fireplace, family bathroom, modern kitchen with appliances including, electric oven, electric hob, integrated dishwasher, fridge/freezer and washing machine. Offered to the market unfurnished and available 29th July.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £300.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1500.00 (based on the advertised rent)

EPC Rating: C Council Tax Band: A

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**HALLWAY**

With stairs leading to

**LOUNGE**

Large reception room with front aspect bay window, feature fireplace and cupboard

**KITCHEN**

Brand new modern kitchen with a range of eye levels and base level units. Appliances including electric hob, electric oven, fridge / freezer, and dishwasher.

**BEDROOM**

Spacious double bedroom with rear aspect window

**BATHROOM**

Comprises low level wc, basin and bath with shower over

**COUNCIL TAX**

Band A

**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 £39,000 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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

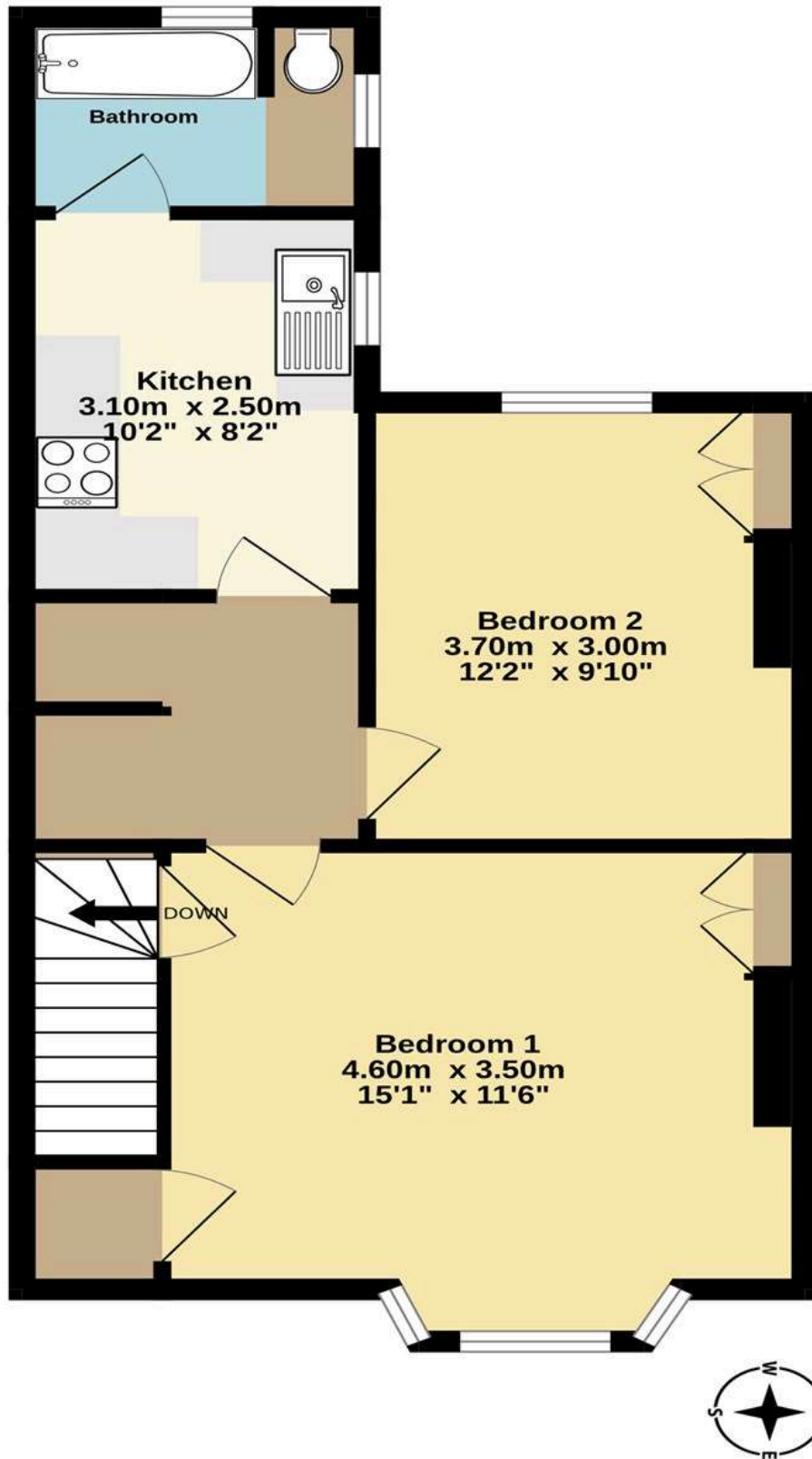
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

For guidance only

First floor

[www.farmeranddyer.com](http://www.farmeranddyer.com)



**TOTAL FLOOR AREA : 46.0 sq.m. (495 sq.ft.) approx.**

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.  
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**PLEASE NOTE**

There is no parking at this property.