

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SEND ROAD, CAVERSHAM READING, RG4 8EH**

**£1,095 pcm**

A particularly spacious top floor conversion apartment conveniently only a 17 MINUTE walk to Reading town centre. Includes 15ft living room, 20ft 'L' shaped kitchen/breakfast room, 15ft bedroom, modern bathroom one allocated residents parking space. Offered to the market part furnished and available immediately.

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

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £252.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1263.46 (based on the advertised rent)

EPC Rating: E Council Tax Band: B

Please contact us for further information or visit our website

**COMMUNAL ENTRANCE HALL**

Staircase to top floor, storage cupboard, front door to

**ENTRANCE HALL**

Large walk-in store cupboard/wardrobe

**LIVING ROOM**

15'4 (4.67m) x 14'3 (4.34m)

Rear aspect double glazed window

**KITCHEN/BREAKFAST ROOM**

20' (6.1m) max x 13'7 (4.14m) max

Dual aspect with double glazed windows, range of fitted units, single drainer stainless steel sink unit, laminated worksurfaces, tiled surrounds, electric cooker, washing machine, fridge and freezer

**DOUBLE BEDROOM**

15'4 (4.67m) x 14'4 (4.37m)

Front aspect double glazed window, built in cupboard housing gas boiler

**BATHROOM**

Suite comprising bath with shower above and shower screen, pedestal wash hand basin, low level w.c., heated towel rail, tiled walls and floor, extractor fan

**PARKING**

Allocated parking space

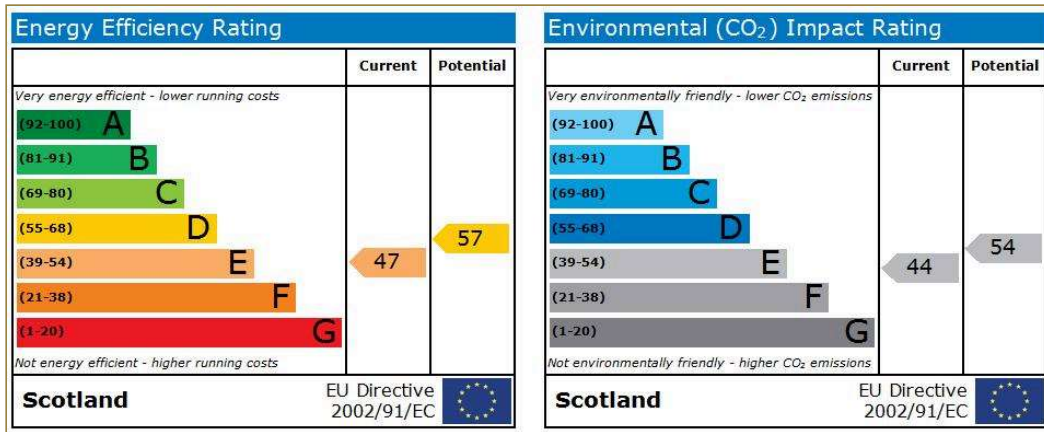
**COUNCIL TAX**

Band B

**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 £32,850 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



## FLOORPLAN

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



### LOCATION

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

