

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ROSEHILL HOUSE, PEPPARD ROAD, EMMER GREEN, READING, RG4 8XB

£995 pcm

Experience the charm of a period residence with well-tended communal gardens in Emmer Green. This 1-bed 3rd-floor apartment boasts open-plan living, parking, and a garage. Furnished and available from 29th November

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 £229.62 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1148.08 (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

COMMUNAL ENTRANCE HALL

Telephone entrance system, staircase to top floor, personal front door to

OPEN PLAN LIVING DINING KITCHEN

Spacious dual aspect room with twin double glazed picture windows, naturally segregated for living dinner and kitchen areas, with electric storage heater. Kitchen comprising stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted units, inset 4 ring electric hob, extractor above and integrated oven below, further integrated fridge and dishwasher.

**BEDROOM ONE**

Window, electric heater, clever bedside display alcove and shelving, neatly fitted triple wardrobes, sliding door to

**EN-SUITE BATHROOM**

Comprising panelled bath with mixer tap and shower over, wash hand basin, w.c, tiled surrounds, heated towel rail, window

RESIDENTS LAUNDRY ROOM

With washing machine facilities and communal drying

GARAGE

Suitable for a vehicle or storage

COMMUNAL GARDENS

A well tendered communal garden.

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 £29,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

