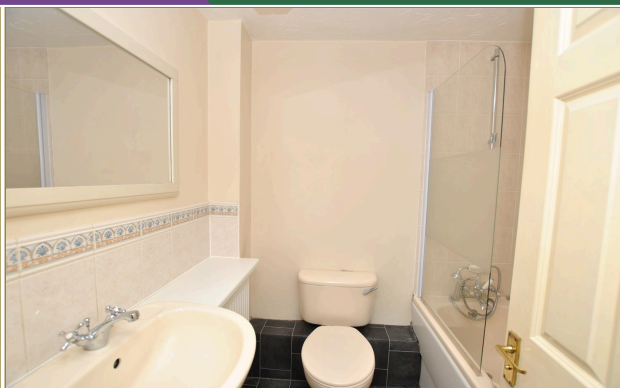


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SHELLEY COURT, LONDON ROAD READING, RG1 5DG**

**£1,395 pcm**

A two bedroom ground floor apartment located within an easy walk to Royal Berkshire Hospital and Reading town centre. Includes en suite shower room, bathroom, gas central heating, double-glazing, fitted kitchen, secure gated parking. Unfurnished. Available now

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 £321.92(based on the advertised rent), is required to reserve this property.

Deposit payable is £1609.62 (based on the advertised rent)

EPC Rating: C - Council Tax Band: D

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

**ENTRANCE HALL**

Security entry phone, built-in cupboard, door to

**LIVING/DINING ROOM**

French doors to outside, radiator, Adam-style fireplace with electric fire

**KITCHEN**

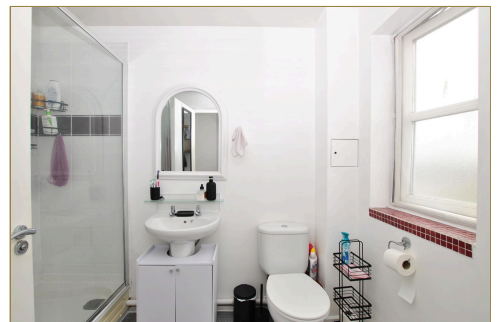
Comprising sink unit with cupboard under, further range of both floorstanding and wall mounted units, worksurfaces, built-in gas hob with extractor hood above, built-in oven, washing machine and fridge/freezer

**BEDROOM ONE**

Radiator, double glazed window, door to

**EN SUITE SHOWER ROOM**

Fully tiled shower cubicle, wash hand basin, w.c., double glazed window



**BEDROOM TWO**

Radiator, double glazed window

**BATHROOM**

Comprising bath, wash hand basin, w.c, radiator

**OUTSIDE**

Communal grounds

**PARKING**

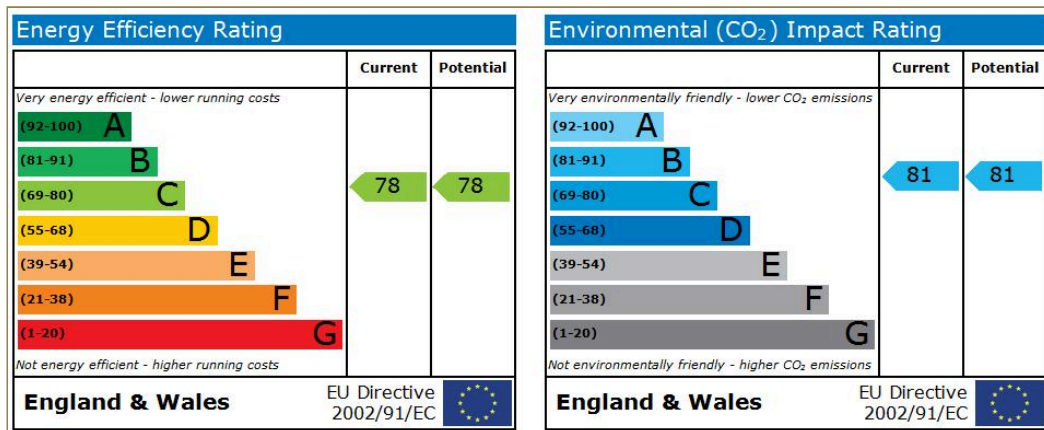
Residents parking (space no. 10)

**COUNCIL TAX**

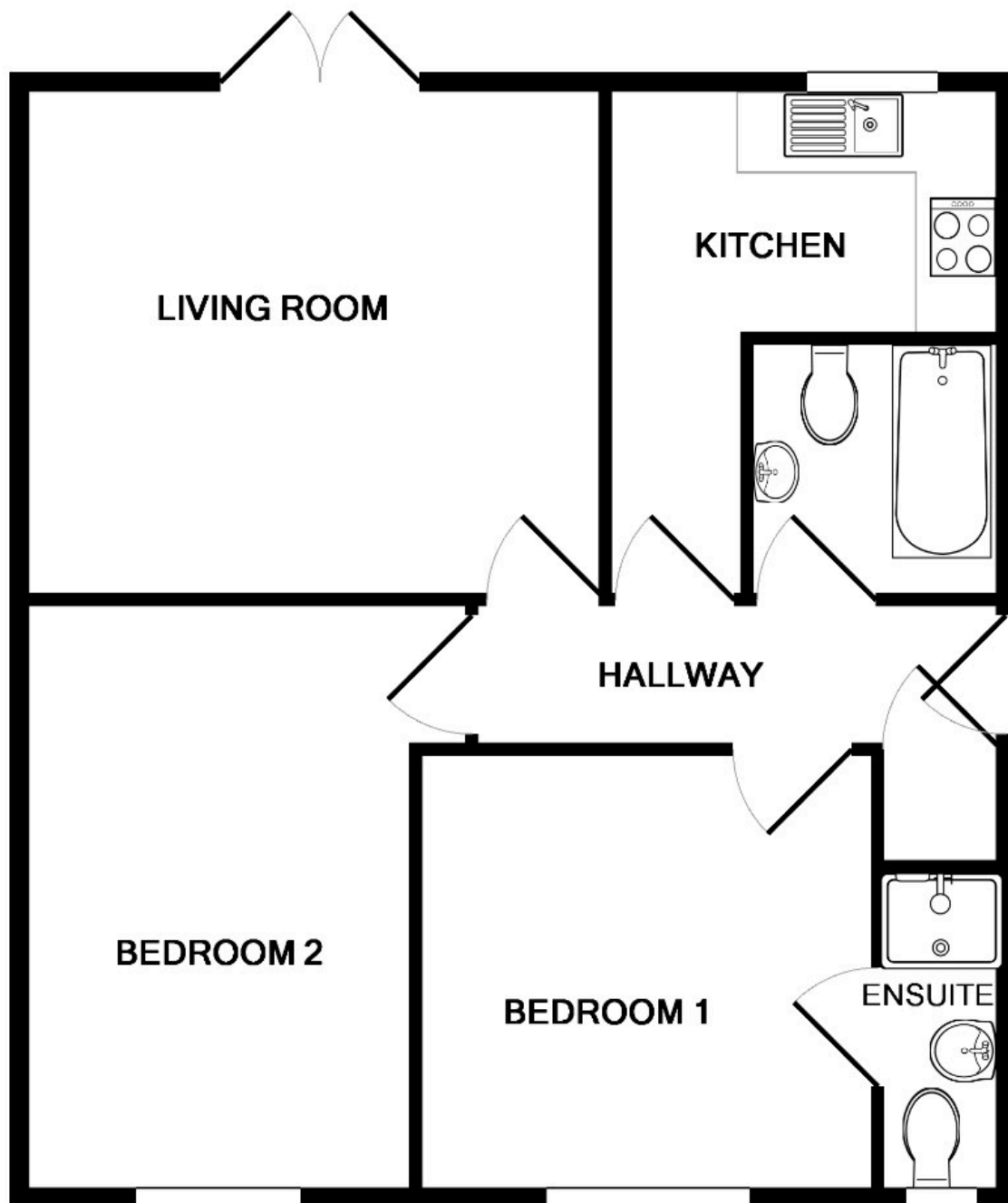
Band D

**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 £41,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**FLOORPLAN**

**TOTAL APPROX. FLOOR AREA 63.0 SQ.M. (678 SQ.FT.)**

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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