

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MEAD CLOSE, CAVERSHAM READING, RG4 5LQ

£1,250 pcm

A spacious top floor two double room apartment conveniently situated approx. one mile from both Caversham village centre and Reading station. Presented in good order with gas radiator central heating, Offered to the market unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £288.46 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1442.31 (based on the advertised rent)

EPC Rating: C - Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE

Hallway with telephone entry system and staircase to top floor

PERSONAL FRONT DOOR TO RECEPTION HALL

With radiator, access to loft space and large built in storage cupboard housing meters, further built in airing cupboard with water heater and slatted shelving

**LIVING/DINING ROOM**

With frontal aspect window together with large double glazed French doors to Juliette balcony, two radiators, natural areas for living and dining

**THROUGH TO FITTED KITCHEN**

Frontal aspect double glazed window, fitted kitchen comprising single drainer, stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edge work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, washing machine, dishwasher and fridge / freezer.

BEDROOM ONE

With rear aspect double glazed window and radiator



BEDROOM TWO

With rear aspect double glazed window and radiator



BATHROOM

Comprising twin gripped bath with mixer tap and shower attachment, wash hand basin, W.C., matching tiled walls and heated towel rail



OUTSIDE

Communal grounds tended under the maintenance agreement with bike shed

PARKING

Allocated parking space



DIRECTIONS

From central Caversham proceed south along Prospect Street, at the mini roundabout turn left into Gosbrook Road proceed to the very end, turn left into Star Road, turn right into Amersham Road and right into Mead Close

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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 £37,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

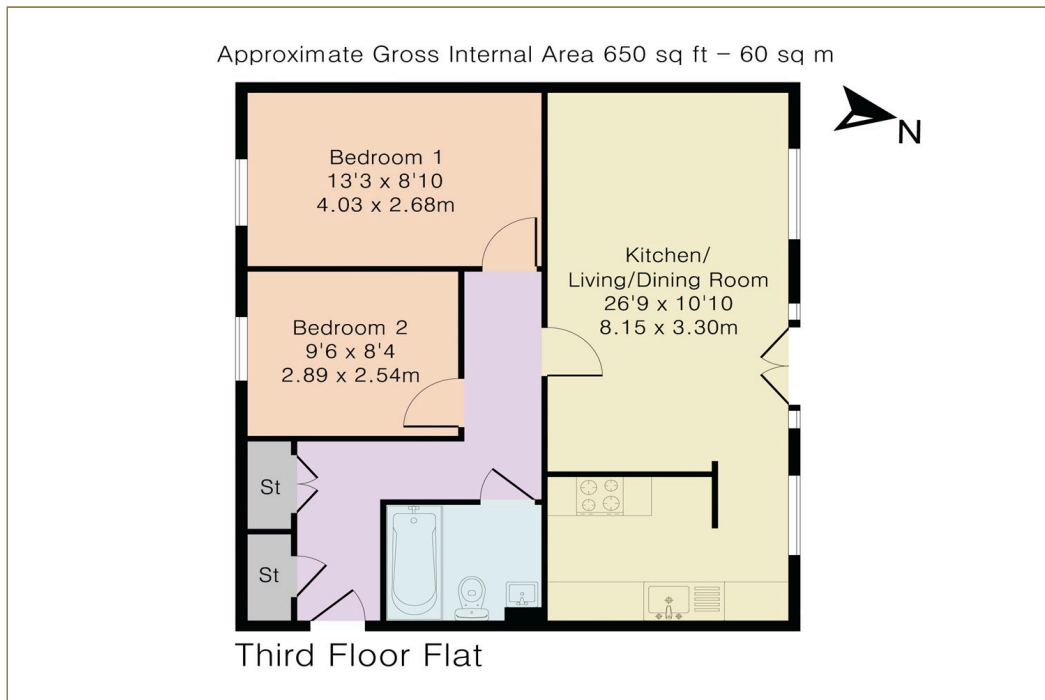
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE SQUARE FOOTAGE

650sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

FLOOR PLAN

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

