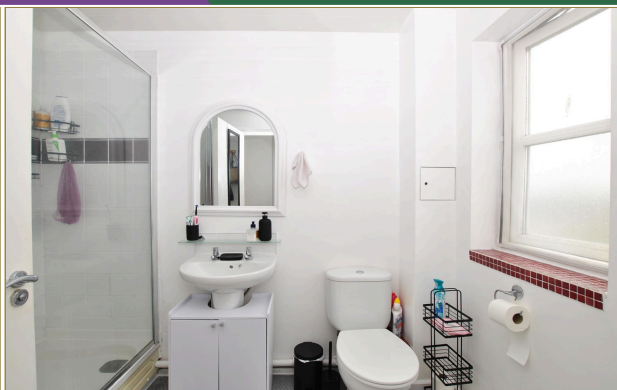


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **KENNET WALK READING, RG1 3GG £1,200 pcm**

A well presented top floor apartment only a 14 MINUTE walk to Reading, Benefiting from 25ft open plan living, Juliette balcony, LIFT & allocated parking. Offered Part-Furnished & available 21st June

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 £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1384.62(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](http://www.farmeranddyer.com)

**COMMUNAL ENTRANCE HALL**

Communal front door, entry phone system, access to all floors

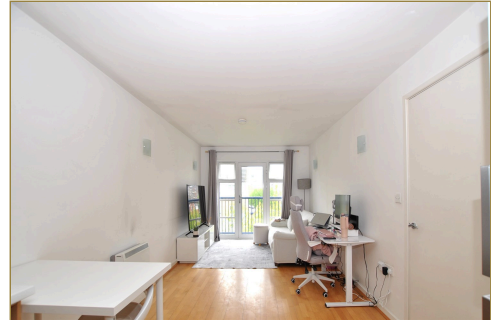
**HALLWAY**

Personal front door, entry phone system, laminate floor, airing cupboard

**LIVING/DINING/KITCHEN**

10' (3.05m) x 24'9 (7.54m)

Double glazed door to Juliette balcony, laminate floor, opens to

**KITCHEN AREA**

Front aspect double glazed window, range of base and eye level units, worktops, tiled splashbacks, sink with mixer tap, washing machine, integrated electric oven and hob, fridge/freezer

**BEDROOM**

12'8 (3.86m) x 9'5 (2.87m)

Rear aspect double glazed window, wardrobe

**SHOWER ROOM**

Front aspect double glazed window, double shower cubicle, low level w.c, wash hand basin

**PARKING**

One allocated parking space

**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 £36,000 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**  
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FLOORPLAN**

For guidance only

