

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**REGENTS RIVERSIDE, BRIGHAM ROAD  
READING, RG1 8QS  
£1,700 pcm**

A modern apartment situated in a GATED DEVELOPMENT only A 6 MINUTE WALK to Reading mainline station. Lovely RIVER VIEWS from the large patio area.. Furnished and 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)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £392.31 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,961.54 (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)

**HALLWAY**

With doors leading to

**LOUNGE / DINER**

Spacious lounge / diner with wooden flooring & French doors leading to the patio area

**KITCHEN**

Modern kitchen with appliances including electric hob, electric oven, dishwasher & washer dryer.

**BEDROOM ONE**

Double bedroom with built in wardrobes offering ample storage.

**EN SUITE**

Comprises low level wc, basin & shower cubicle



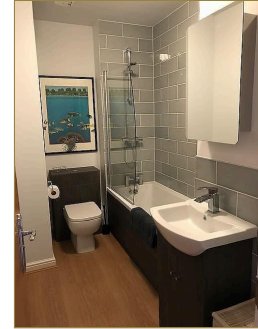
## **BEDROOM TWO**

Double bedroom with built in wardrobe



## **FAMILY BATHROOM**

Modern family bathroom comprising three piece suite with shower over bath.



## **COMMUNAL GARDENS**

This property benefits from a large patio area with River Views



## **PARKING**

Allocated parking for one car

## **SCHOOL CATCHMENT**

EP Collier School & Highdown Comprehensive School.

## **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 £51,000 per annum



**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75   c	77   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

For guidance only

