

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**318A KINGS ROAD
READING, RG1 4JG
£1,195 pcm**

A very well presented first floor apartment within a 15 MINUTE walk of Reading town centre. Benefiting from open-plan living and undercroft parking for one car. Offered 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

Entrance Hall

Entry phone system, large walk-in cupboard

Living Room/Kitchen

19'5 (5.92m) x 15'3 (4.65m)

Rear aspect double glazed windows, electric heaters, access to

Kitchen Area

Includes electric oven & hob with extractor hood above, dishwasher, washer/dryer and fridge/freezer

Bedroom

13' (3.96m) x 10'3 (3.12m)

Rear aspect double glazed window, electric heater, cupboard with hanging space and shelving

**Bathroom**

Rear aspect obscure double glazed window, white suite comprising bath with mixer taps and shower attachment, shower screen, wash hand basin, low level w.c., heated towel rail

**Parking**

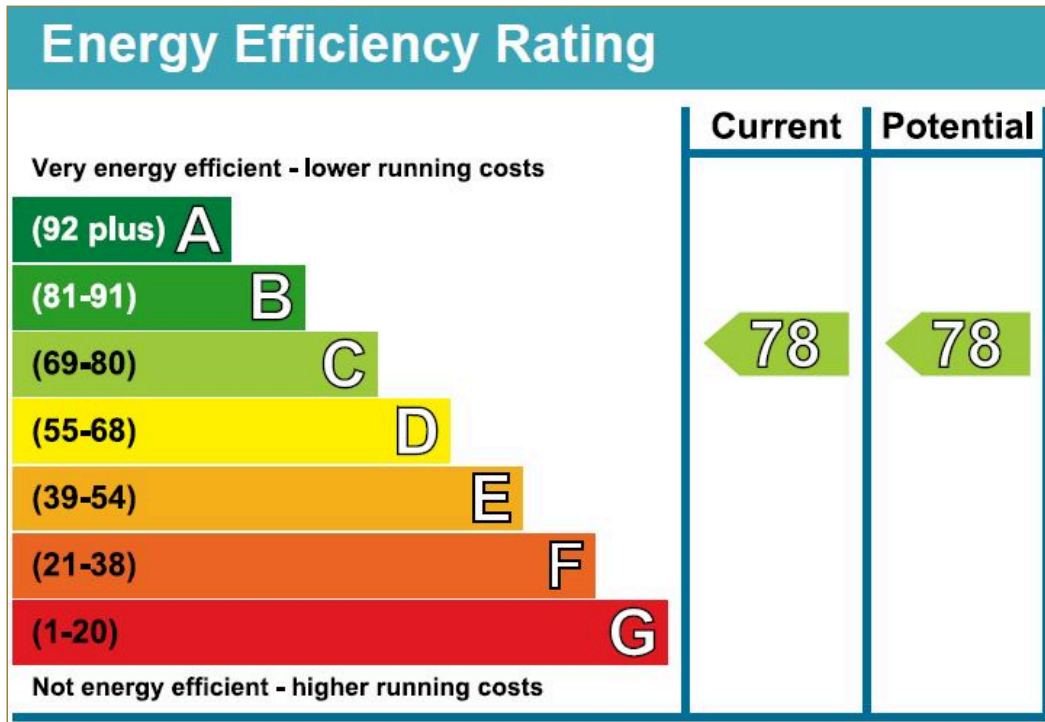
Undercroft parking space for one car, bike store

Double Glazing**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 £35,850 per annum.

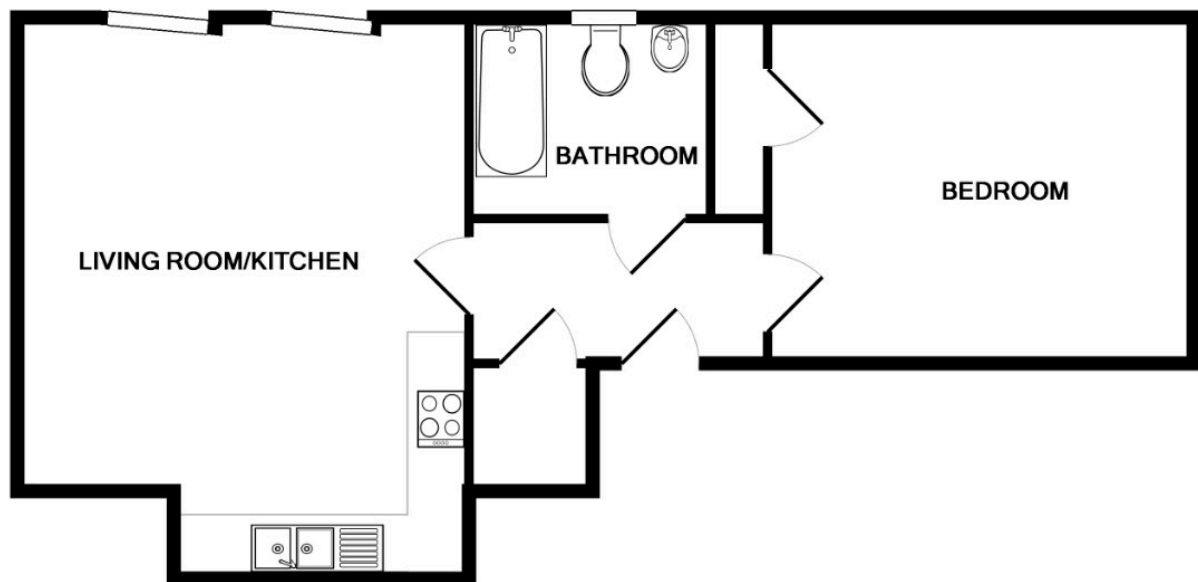
Council Tax

Band B

Energy Efficiency & Environmental Impact

Floor Plan

These floor plans are for guidance purposes only and are not to scale.



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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