

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**AUBURN COURT, CHURCH ROAD  
CAVERSHAM, READING, RG4 7AJ**

**£1,550 pcm**

Rarely available, a well-presented and spacious first floor duplex apartment set in a much admired and respected development, towards the centre of Caversham opposite Caversham Court Gardens. Includes garage and residents parking. Within approx. 400yds of Caversham shops and within half a mile of Reading train station. Offered to the market unfurnished and available 1st August.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £357.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (based on the advertised rent)

EPC Rating: C- Council Tax Band: B

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

**PRIVATE ENTRANCE**

With stairs leading to the first floor



**LIVING AREA**

15'9 (4.8m) x 11'2 (3.4m)

Front aspect window, radiator, stairs leading to second floor and double doors to





**DINING AREA**

10'2 (3.1m) x 7'2 (2.18m)

Radiator, rear aspect window and door to

**KITCHEN**

With a range of base and eye level units with appliances including washing machine, fridge / freezer, electric hob, electric oven, radiator and rear aspect window.

Please note there is a dishwasher which is gifted for use during the tenancy

**BEDROOM ONE**

11'6 (3.51m) x 11'6 (3.51m)

Double bedroom, front aspect window, radiator and built in cupboards

**BEDROOM TWO**

9'10 (3m) x 9' (2.74m)

Double bedroom, rear aspect window, radiator and built in cupboards

**SHOWER ROOM**

Comprises low level wc, basin and walk in shower

## **GARAGE AND PARKING**

Garage in block and residents parking



## **COMMUNAL GARDENS**

Auburn Court is set in beautifully maintained communal grounds



## **COUNCIL TAX**

Band B

## **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 £46,500 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>	72 C	74 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

**Approximate Gross Internal Area 819 sq ft - 77 sq m**

Ground Floor Area 27 sq ft – 3 sq m

First Floor Area 396 sq ft – 37 sq m

Second Floor Area 396 sq ft – 37 sq m

