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.

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

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





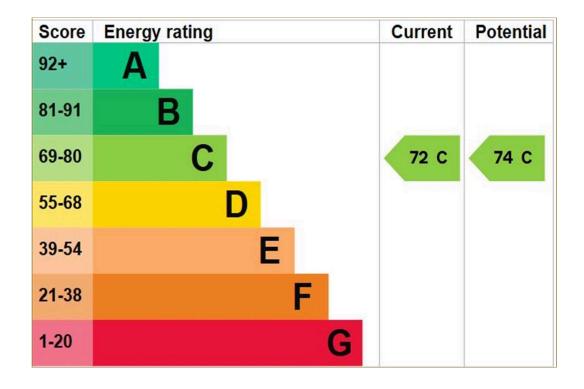
COUNCIL TAX

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



FLOORPLAN

For guidance only

