

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, ABBOTSMEAD PLACE CAVERSHAM, READING, RG4 8EQ

£925 pcm

An excellent opportunity to rent a first floor one bedroom over 60's retirement flat in this well regarded development situated in Caversham centre. Literally yards from Waitrose and local shops, approx. 10 minute walk to nearby doctors and an approx. 5 minute walk to the Thameside walks and parkland. Nearby bus stops make access to Reading centre easily accessible. Includes lifts, residents lounge & kitchen, mobility store room & laundry room. Unfurnished or Part Furnished and available

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 £213.46 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1067.31 (based on the advertised rent)

EPC Rating: B- Council Tax Band: D

Please contact us for further information or visit our website www.farmeranddyer.com

Rent includes heating and water

RESIDENTS ENTRANCE AND LOUNGE

Security entrance system, Spacious residents lounge with kitchen area which hosts an array of regular activities, leading through to inner hallway with lifts and stairs to all floors

**RECEPTION HALL**

Large airing/store cupboard, emergency intercom system, spotlights

**LIVING/DINING ROOM**

20ft in length with south-west facing aspect overlooking Waitrose car park, feature fireplace with electric fire, t.v point



KITCHEN

Fitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted electric hob with oven below and stainless steel extractor hood over, washing machine, integrated fridge freezer, south west facing aspect

BEDROOM

South-west facing aspect, fitted mirror fronted wardrobes

**SHOWER ROOM**

Three piece suite comprising: walk in shower cubicle, w.c with fitted wash hand basin, emergency pull cord, tiled walls and floor, spotlights

**RESIDENTS LAUNDRY ROOM**

For the use of all the residents comprising 5 washing machines and 4 tumble dryers

**MOBILE SCOOTER STORE ROOM**

With charging point, nearby exit and ramp leading into School Lane



COMMUNAL GROUNDS

There are well tended communal grounds

**GUEST OVERNIGHT SUITE**

There is a double bedroom with en suite available, subject to prior booking, for families of residents wishing to stay overnight at a nominal cost

DIRECTIONS

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian access from Caversham centre via School lane with the development located adjacent to Waitrose car park

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 £27,750 per annum.

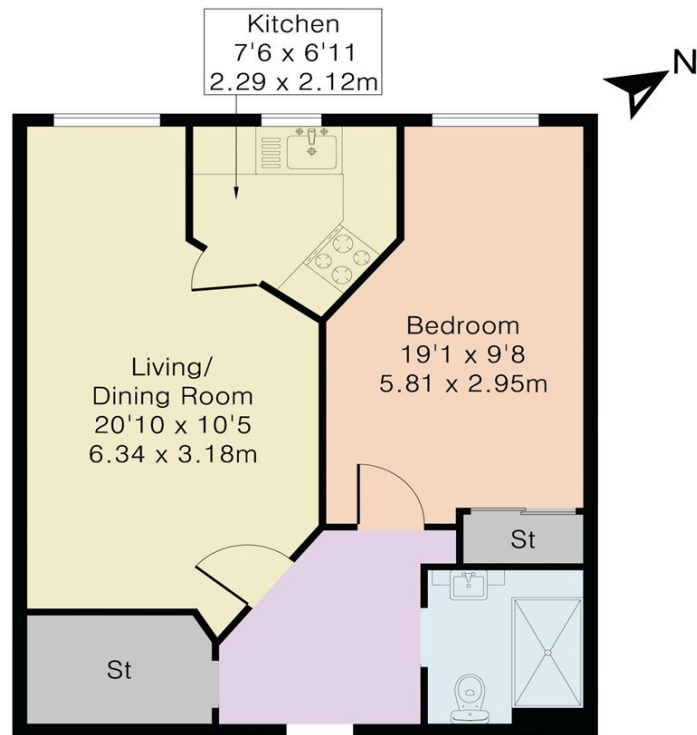
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

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

Approximate Gross Internal Area 507 sq ft - 47 sq m



First Floor Flat

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

