

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KENDRICK ROAD
READING, RG1 5DN
£150,000**

A well presented one bedroom lower ground apartment located in a Conservation area close to Reading town centre. Conveniently positioned for the Royal Berkshire hospital. Offering open plan living, modern bathroom and off road parking. 11 minute walk to The Oracle Shopping Centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

OPEN PLAN LIVING / DINING AREA

Front aspect window, electric fire, wooden flooring, electric radiator and breakfast bar

KITCHEN AREA

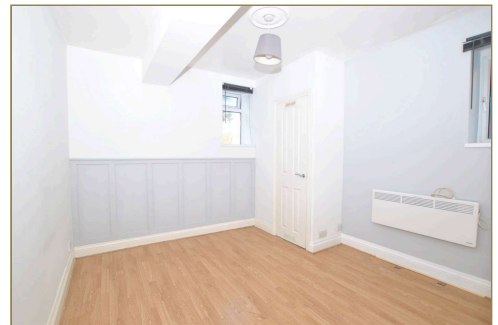
Modern kitchen area with a range of base and eye level units with electric oven and hob. Door leading to

**HALLWAY**

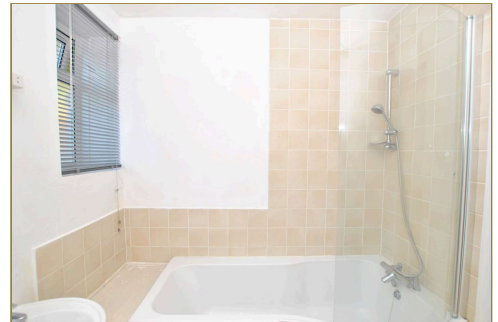
With cupboard space for washer / dryer and doors to

BEDROOM ONE

Front aspect window, electric radiator and built in cupboard housing hot water tank and storage

**BATHROOM**

Comprises low level W.C., basin and bath with shower over

**TENURE**

Leasehold - Share of freehold

Ground rent - Peppercorn

Service charge - £120 per month including building insurance

APPROXIMATE MONTHLY RENTAL VALUE

£1,095

COUNCIL TAX

Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating D**

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0468-2859-6030-2300-1771>

FLOORPLAN

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

