

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ALBION TERRACE, LONDON ROAD READING, RG1 5BG

£1,350 pcm

A chance to rent a top floor two bedroom apartment situated within this impressive Georgian Grade II listed building located within the Kendrick conservation area just a short walk to Reading town centre & Royal Berkshire Hospital. Part-Furnished and available now

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

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £311.54 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,557.69 (based on the advertised rent)

EPC Rating: D - Council Tax Band: C

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

COMMUNAL GROUNDS

With staircase to top floor, front door through to

ENTRANCE HALL

With access to

LIVING ROOM

15'3 (4.65m) x 13'8 (4.17m)

Front aspect feature windows, door to

**KITCHEN/DINING ROOM**

13'8 (4.17m) x 7'3 (2.21m)

Fitted to comprise range of base and eye level units, integrated appliances including electric hob with oven below and extractor hood above, fridge/freezer, washing machine and dishwasher

**BEDROOM ONE**

9'2 (2.79m) x 8'8 (2.64m)

Rear aspect window



BEDROOM TWO

12' (3.66m) x 6'6 (1.98m)

Rear aspect window - NO BED WILL BE SUPPLIED FOR THIS ROOM



BATHROOM

White suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w.c, extractor fan



COMMUNAL GROUNDS

Well kept communal grounds laid to lawn and include period-style lanterns and are access from the communal entrance hall



PARKING

One allocated parking space, accessed via electric gates from Sidmouth Street

COUNCIL TAX

Band C

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 £40,500 per annum

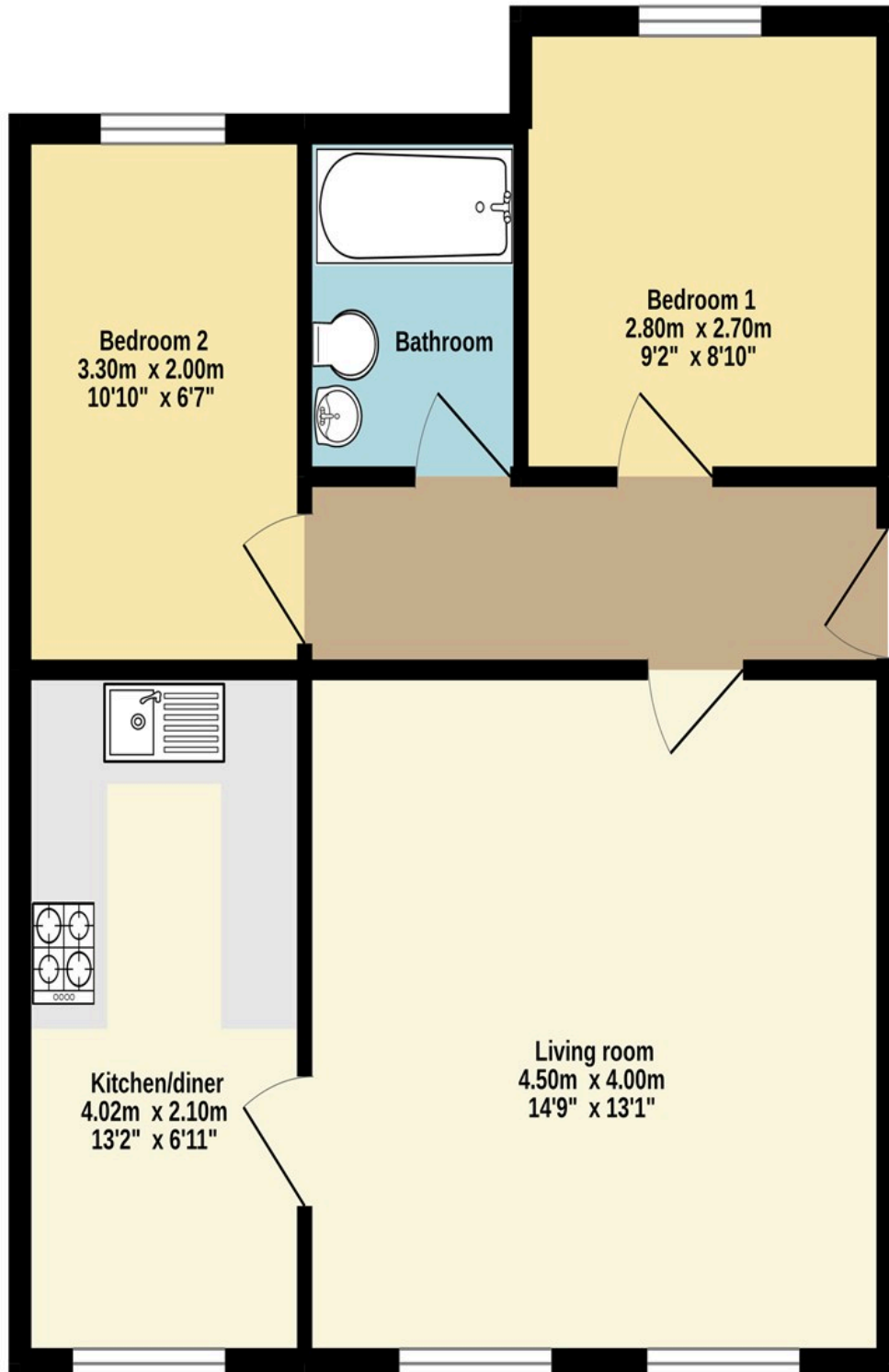
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

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

Top floor
www.farmeranddyer.com



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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