

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **HARE WARREN COURT, MARSHLAND SQUARE EMMER GREEN, READING, RG4 8RU**

**£1,275 pcm**

**\*\*Redecorated throughout\*\*** A two bedroom apartment situated on a popular development in Emmer Green. Offering two double bedrooms, en suite shower room, living room, fitted kitchen, double glazing and residents parking. Situated within a 10 minute walk of local shops. Rent Includes water rates. Unfurnished & available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

.Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £294.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,471.15 (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](http://www.farmeranddyer.com)

**HALLWAY**

Front door, 2 storage cupboards, entry phone, telephone point, door through to

**KITCHEN**

Fitted to comprise ceramic 4-ring electric hob with oven below, stainless steel extractor hood, range of eye and base units.

**LOUNGE / DINER**

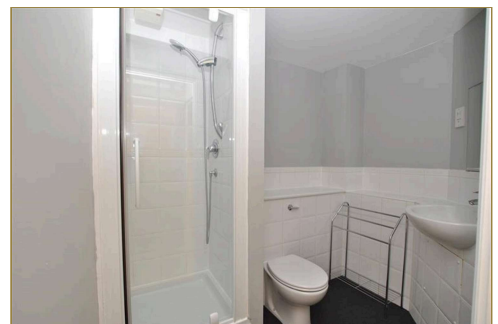
Spacious living area with ample room for a table & chairs, front aspect window, TV point & laminate flooring

**BEDROOM ONE**

Spacious double bedroom with front aspect window with Juliet balcony and door to:

**EN SUITE**

Comprises shower cubicle, low level wc, wash basin



**BEDROOM TWO**

Good size second bedroom

**FAMILY BATHROOM**

Comprises, low level wc & bath with shower over.

**SCHOOL CATCHMENT**

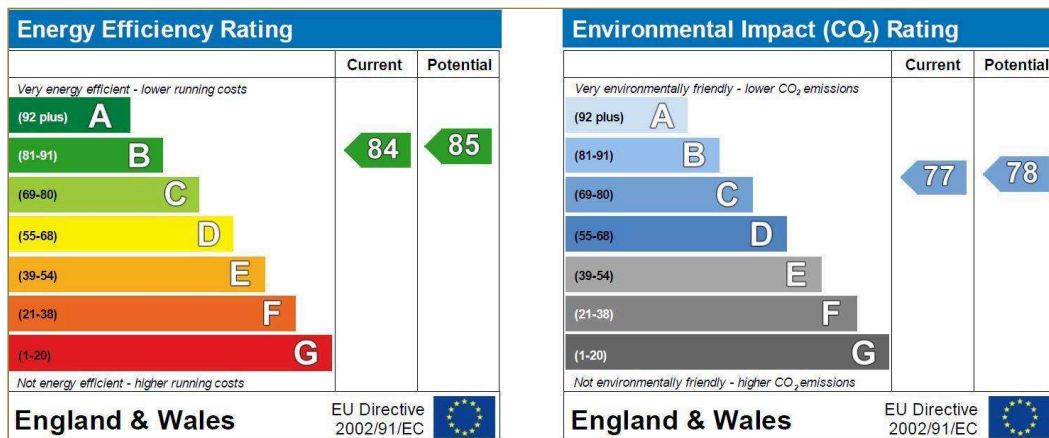
The Hill & Emmer Green Primary School & Highdown School and Sixth Form Centre

**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 £40,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**FLOORPLAN**

For guidance only.

