

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ST ANNES ROAD, CAVERSHAM  
READING, RG4 7PA**

**£995 pcm**

A well presented & conveniently positioned top floor one bedroom converted apartment within a mile of Reading train station and 200m of Caversham centre. Unfurnished & available 11th October

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £229.62 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,148.08 (based on the advertised rent)

EPC Rating: E- Council Tax Band: B

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**COMMUNAL ENTRANCE HALL**

Staircase to top floor, personal front door through to

**ENTRANCE HALL**

Radiator, large built-in storage cupboard, door to

**KITCHEN AREA**

Fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further base units, worktops, tiled surrounds, inset 4-ring electric hob, integrated oven, fridge & washing machine, wall mounted gas boiler, extractor fan, rear aspect double glazed window, opening on to living/dining area

**OPEN PLAN LIVING/DINING/KITCHEN**

Living/dining area - twin front aspect double glazed Velux windows, radiator, ornate cast iron fireplace with surround and mantel over

**DOUBLE BEDROOM**

Dual aspect double glazed windows, radiator

**BATHROOM**

Comprising panelled bath with mixer tap and shower attachment, wash hand basin, w.c., tiled surrounds, heated towel rail, side aspect double glazed Velux window

**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 £23,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

For guidance only

