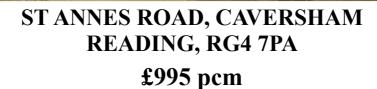
FARMER & DYER

RESIDENTIAL SALES & LETTINGS





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

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

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

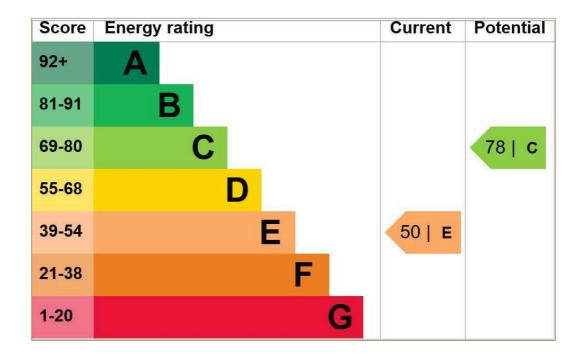
COUNCIL TAX

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



FLOORPLAN For guidance only

