

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**EASTERN AVENUE,
READING, RG1 5SQ**

£1,250 pcm

Located in the University area of Reading, a two bedroom apartment benefiting from open plan living, new kitchen with appliances, communal garden and parking for 1 car.. Generously proportioned rooms, electric heating & mainly double-glazed. Independent front door access. Unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £288.46 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,442.31 (based on the advertised rent)

EPC Rating: D - Council Tax Band: A

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

HALLWAY

Independent front door to entrance hall, two storage cupboards, one for cloaks and the other containing the electric (key) meter & fuse box. Storage heater, door to:

OPEN PLAN KITCHEN / LIVING / DINING AREA

16'5 (5m) x 9'7 (2.92m)

Brand new kitchen area with a range of base and eye level units with appliances including electric oven, electric hob, washer / dryer and fridge freezer. Breakfast bar, electric heating and side aspect window.

**BEDROOM ONE**

14'9 (4.5m) x 9'5 (2.87m)

Double-glazed windows, storage heater:

**BEDROOM TWO**

14'8 (4.47m) x 9'4 (2.84m)

Dual aspect single pane windows, storage heater:

**SHOWER ROOM**

Corner shower with electric shower, vanity wash hand basin, wc:

COMMUNAL GARDENS

PARKING

One parking space

**COUNCIL TAX**

Band A

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 £37,500 per annum

Energy Efficiency & Environmental Impact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		