

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WATERLOO RISE
READING, RG2 0LW**

£1,095 pcm

A well presented house ideally located only a SIX MINUTE drive to Reading University & Royal Berkshire Hospital, only a 10 minute walk to Reading town centre & a 9 minute drive to Green Park. OFF ROAD parking. Unfurnished & available 17th October

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 £252.69 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,263.46 (based on the advertised rent)

EPC Rating: C Council Tax Band: B

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

ENTRANCE LOBBY

UPVC part double glazed front door, security alarm, doorway through to

LIVING/DINING ROOM

L-shaped room, walk-in box bay double glazed windows overlooking front garden, understairs storage cupboard, archway through to

**KITCHEN**

Well fitted to comprise range of base and eye level units, freestanding double gas cooker with extractor hood above, washing machine, fridge/freezer, worktops, stainless steel sink and drainer, vinyl floor, front aspect double glazed window

STAIRCASE TO FIRST FLOOR LANDING

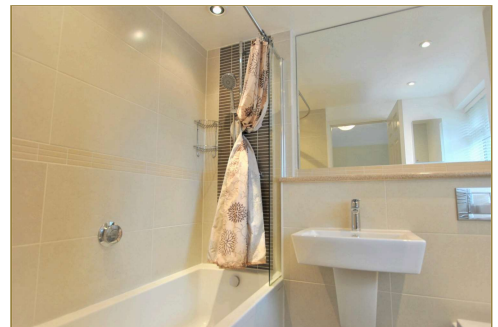
Airing cupboard housing hot water tank and shelving, access to loft

BEDROOM

Front aspect double glazed window, range of wardrobes, cupboards and drawers

**BATHROOM**

Comprising panelled bath with shower above and shower curtain, sink, w.c., side aspect obscure double glazed window, ceramic tiled floor with underfloor heating

**GARDEN**

Benefitting from a well kept green to the front of the property which is regularly maintained.

PARKING

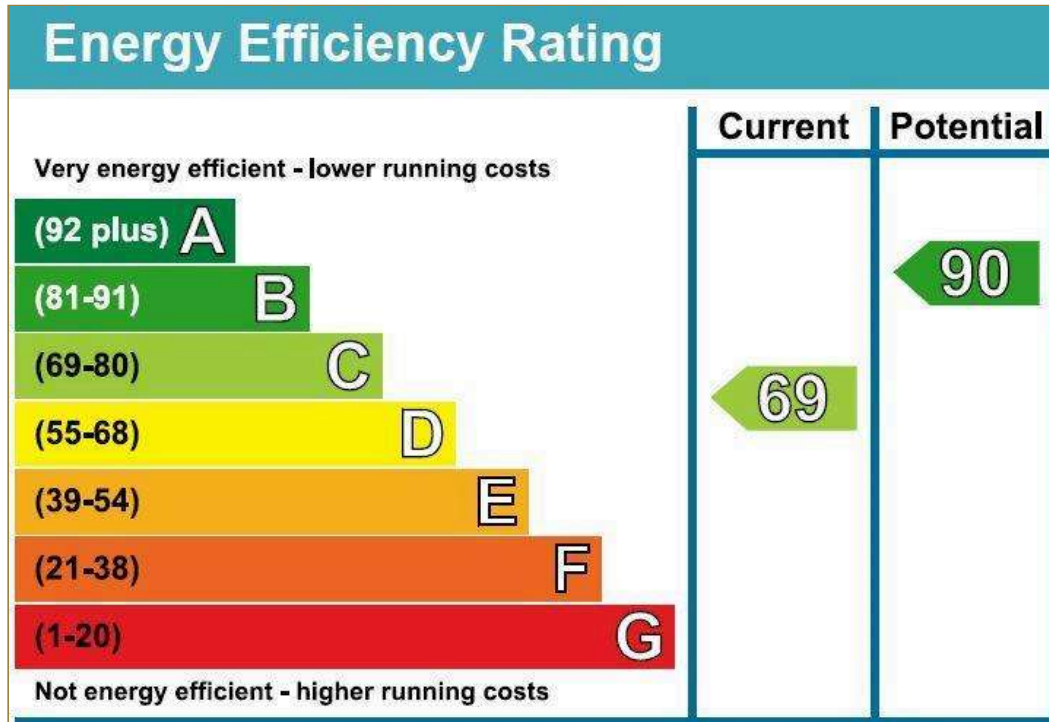
One allocated parking space

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 £32,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

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

