

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KENDRICK ROAD READING, RG1 5DN £1,050 pcm

A well presented one bedroom lower ground apartment located in a Conservation area close to Reading town centre. Conveniently positioned for the Royal Berkshire hospital. Offering open plan living, modern bathroom and off road parking. 11 minute walk to The Oracle Shopping Centre. Unfurnished and available now

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 £242.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1211.54 (based on the advertised rent)

EPC Rating: D. Council Tax Band: B

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

OPEN PLAN LIVING / DINING AREA

Front aspect window, electric fire, wooden flooring, electric radiator and breakfast bar

KITCHEN AREA

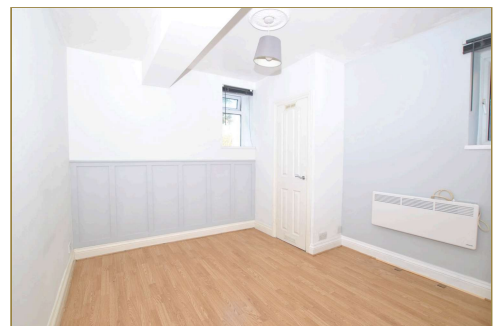
Modern kitchen area with a range of base and eye level units with electric oven, hob washing machine and fridge / freezer. Door leading to

HALLWAY

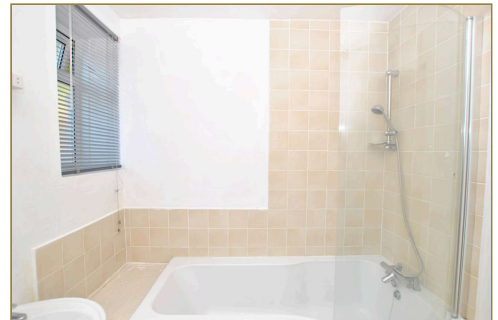
With cupboard space for washer / dryer and doors to

BEDROOM ONE

Front aspect window, electric radiator and built in cupboard housing hot water tank and storage

**BATHROOM**

Comprises low level W.C., basin and bath with shower over

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,050

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 £31,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0468-2859-6030-2300-1771>

FLOORPLAN

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

