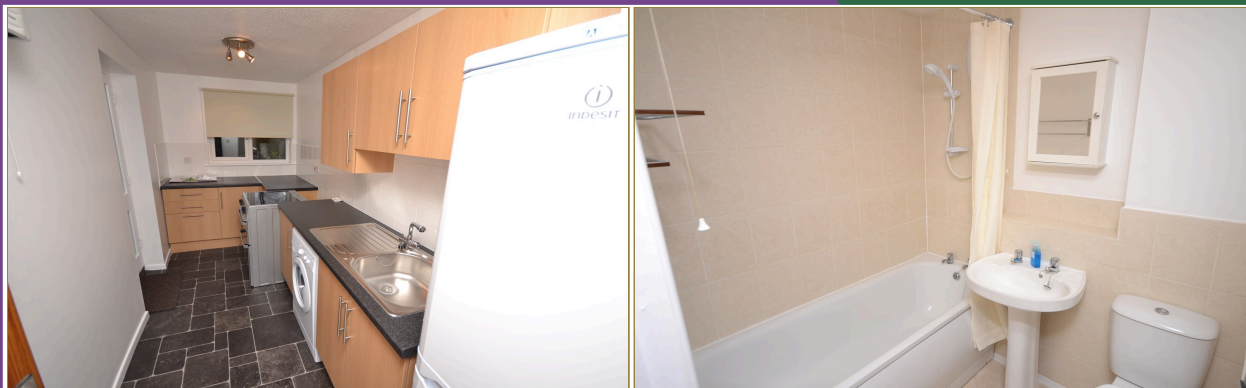


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE WILLOWS, CAVERSHAM READING, RG4 8BD

£1,150 pcm

A lovely ground floor one bedroom maisonette positioned in a cul de sac within a very sought after location. Allocated parking space. Excellent access to shops, bus services and within easy walking distance of the station. Unfurnished and available now. Single professional or couple.

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 £265.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,326.92 (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

ENTRANCE HALL

With door leading to:

LIVING ROOM

16'8 (5.08m) x 11'7 (3.53m)

Dual aspect double glazed windows. feature fireplace.

**KITCHEN**

13'6 (4.11m) x 5'9 (1.75m)

With a range of eye and base level units, appliances including electric cooker, washing machine and fridge/freezer, rear aspect window and door to garden.

BEDROOM ONE

11'9 (3.58m) x 9'5 (2.87m)

Rear aspect double glazed window.

**BATHROOM**

Comprises low level wc, basin and bath with shower over.

GARDEN

Private rear garden mainly laid to lawn with patio area

**PARKING**

Parking for one car

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 £34,500 per annum

Energy Efficiency & Environmental Impact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Awaiting