

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRESCENT COURT, CRESCENT ROAD READING, RG1 5SJ

£850 pcm

A well presented studio apartment only a 17 minute walk to Royal Berkshire Hospital & 9 minute walk to Reading University. Offering modern kitchen, bathroom and balcony. Further benefiting from GARAGE in block & available 8th December

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £196.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £980.77 (based on the advertised rent)

EPC Rating: C - Council Tax Band: A

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

ENTRANCE LOBBY

Front door, small lobby area, door to bathroom, door to

LIVING/BEDROOM

18'4 (5.59m) max x 12'0 (3.66m) max

Rear aspect window, door to balcony, built-in wardrobe cupboard, built-in shelving, door to

**KITCHEN**

5'10 (1.78m) x 5'5 (1.65m)

Includes built-in oven & hob, fridge and washing machine

BATHROOM

Bath with shower attachment over and shower screen, low level w.c., wash hand basin

**CENTRAL HEATING**

Electric radiators

COMMUNAL GARDEN

Laid mainly to lawn



GARAGE

In nearby block

**COUNCIL TAX**

Band A

NOTE

The property is in the ownership of a staff member of Farmer & Dyer.

PROCEDURE

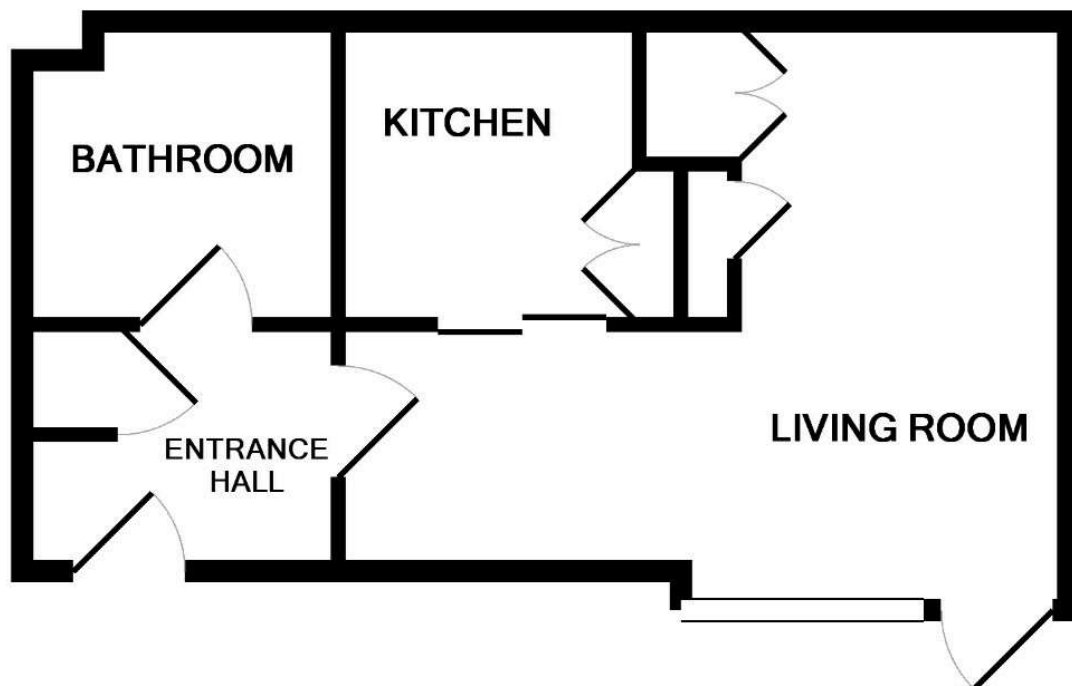
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £25,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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