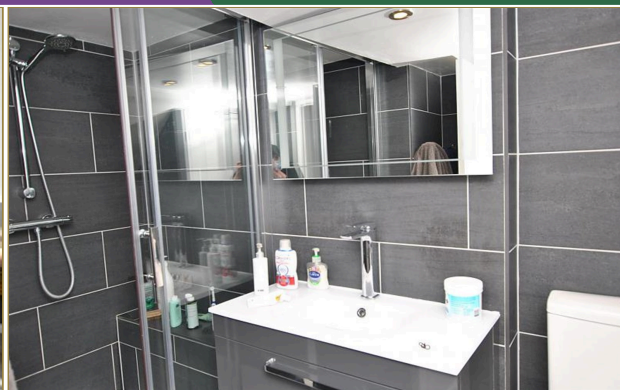
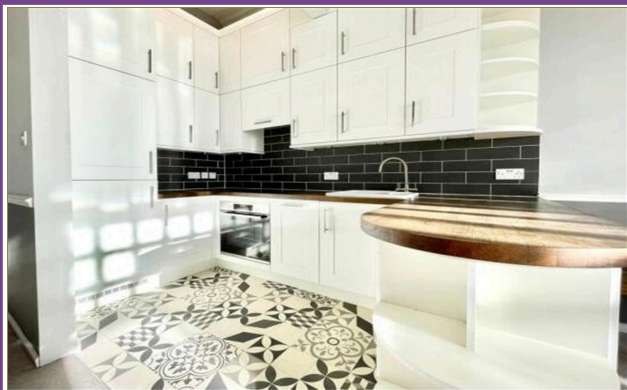


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ROSEHILL HOUSE, PEPPARD ROAD EMMER GREEN, READING, RG4 8XB

£1,250 pcm

A delightful upper ground floor apartment set in a fine period residence, superbly adapted with top quality fittings, in well maintained communal grounds. Positioned approx. 2 miles from Caversham centre and 2.5 miles from Reading railway station. Unfurnished & available Mid January

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

Deposit payable is £1442.31 (based on the advertised rent)

EPC Rating: E- Council Tax Band: B

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

COMMUNAL HALLWAY

Telephone entrance system, personal front door to

OPEN PLAN LIVING DINING KITCHEN

Spacious room with original large windows, modern kitchen with a range of floor to ceiling cupboards offering ample storage & a range of appliances including integrated fridge / freezer, integrated slimline dishwasher, electric oven & induction hob.

**BEDROOM ONE**

Nice size double bedroom with side aspect window and built in wardrobes

**SHOWER ROOM**

Comprises basin, low level wc & walk in shower

PARKING

Resident's parking

GARDEN

A well tended communal garden.

RESIDENTS LAUNDRY ROOM

With washing machine and communal drying facilities. There is also an outdoor drying area.

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 £37,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

