

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**CHILTERN DRIVE, CHARVIL  
READING, RG10 9QF**

**£1,500 pcm**

A chance to rent a redecorated and re-carpeted first floor apartment ideally situated for Twyford station. Offering two double bedrooms, brand new kitchen and large lounge / diner. Further benefiting from residents car park. Offered to the market unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £346.15 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,730.77 (based on the advertised rent)

EPC Rating: D- Council Tax Band: C

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**COMMUNAL ENTRANCE HALL**

Fob entry system and stairs leading to the first floor.

**ENTRANCE HALL**

With laminate flooring, radiator, airing cupboard, large storage cupboard housing washer / dryer and doors leading to

**KITCHEN**

12'0 (3.66m) x 6'7 (2.01m)

Modern kitchen with a range of base and eye levels units, with appliances including electric hob, electric oven, fridge/freezer and dishwasher. Side aspect window and radiator.

**LOUNGE / DINING ROOM**

17' (5.18m) x 11'8 (3.56m)

Spacious lounge / diner, brand new carpets, rear aspect window and radiator.

**BEDROOM 1**

12'6 (3.81m) x 9'10 (3m)

Double bedroom, brand new carpets, built in cupboards, radiator and front aspect window



## **BEDROOM TWO**

11'1 (3.38m) x 7'3 (2.21m)

Double bedroom, brand new carpets, built in cupboards, radiator and front aspect window



## **BATHROOM**

Comprises basin and bath with shower over

## **CLOAKROOM**

Low level wc



## **PARKING**

Residents car park

## **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 £45,000 per annum

## **SCHOOL CATCHMENT**

Waingels

The Piggott School

## **COUNCIL TAX**

Band C



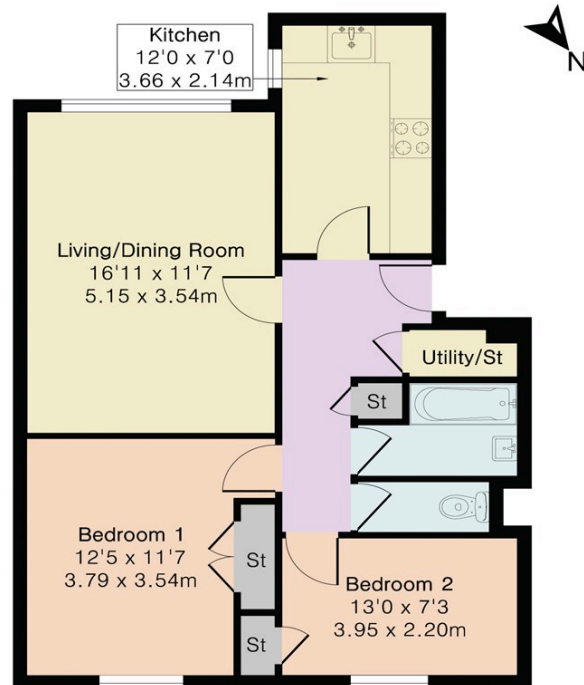
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**FLOORPLAN**

**Approximate Gross Internal Area 663 sq ft - 62 sq m**



First Floor Flat