

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FIELD VIEW, CAVERSHAM READING, RG4 5HD

£1,150 pcm

A well positioned top floor one bedroom apartment situated in this highly sought after location just OFF THE PRIVATE DERBY ROAD. Further benefits from a BALCONY & allocated parking. Offer unfurnished and available 13th March.

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 £1326.92 (based on the advertised rent)

EPC Rating: C. Council Tax Band: B

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

HALLWAY

Entry phone system, double cupboard, door through to

LOUNGE / DINER

Side aspect double glazed window, radiator, TV point, overhead spotlights, door to

KITCHEN

Modern white kitchen with appliances including fridge, washing machine, electric oven & gas hob with door leading to the balcony

BEDROOM ONE

Side aspect double glazed window, naturally segregated to be used as a dressing area/office or study area, radiator. NB The wardrobe will stay.

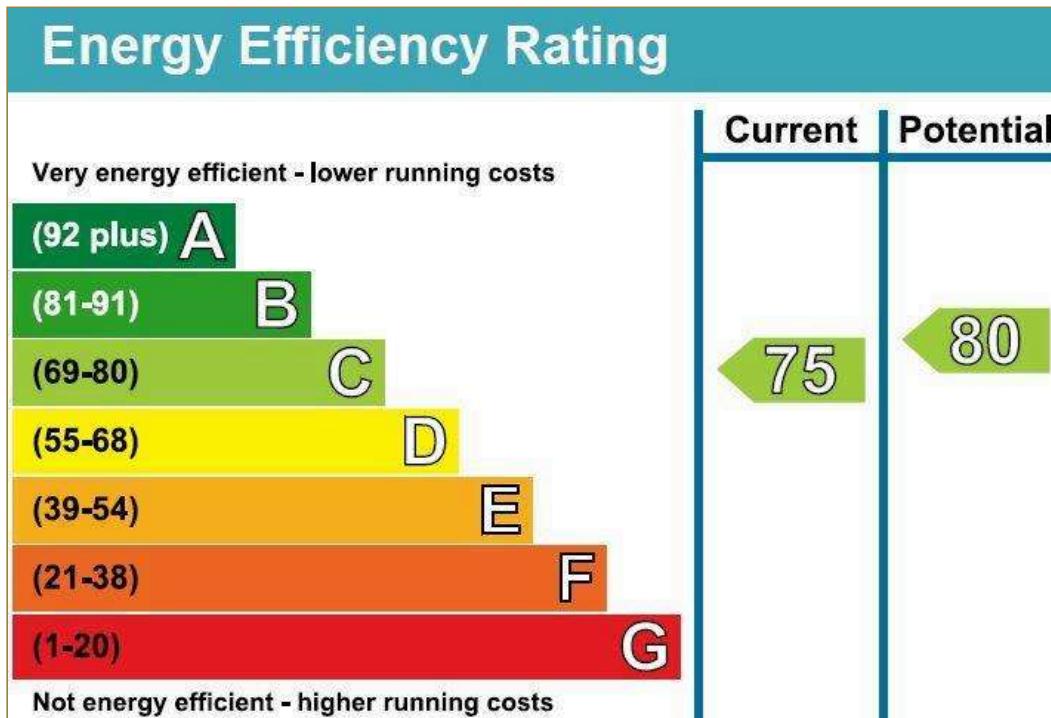
**BATHROOM**

White suite comprising bath with shower over, low level WC & basin.

**COUNCIL TAX**

Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

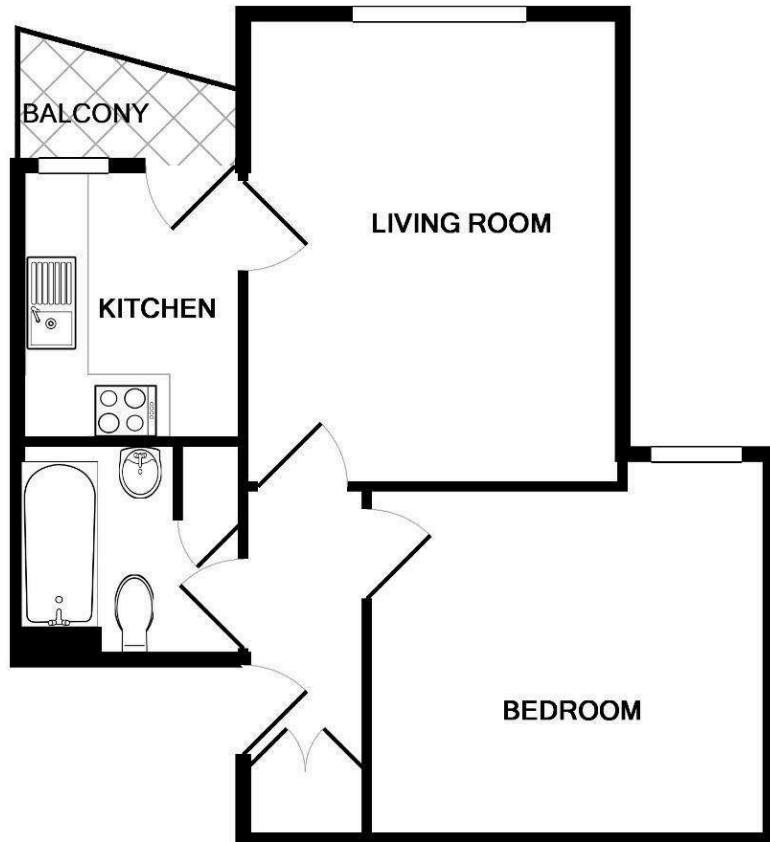


PROCEDURE

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 £35,500 per annum

FLOORPLAN

For guidance only



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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