

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

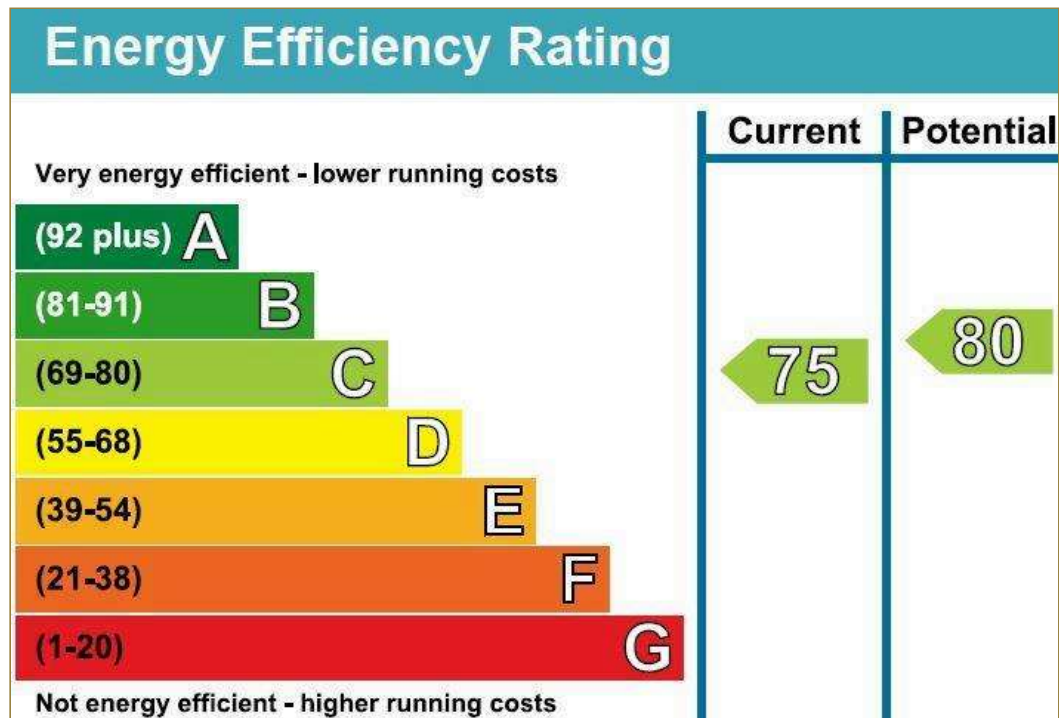
Side aspect double glazed window, naturally segregated to be used as a dressing area/office or study area, radiator. NB The wardrobe will stay.

**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

