

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **PRIEST HILL, CAVERSHAM READING, RG4 7RZ £1,200 pcm**

Close to CENTRAL CAVERSHAM & shops, this first floor apartment offers good sized living room, double bedroom, fitted kitchen & bathroom, separate toilet and paved garden area to the rear. The property has one parking space. Unfurnished and available 7th November.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,384.62 (based on the advertised rent)

EPC Rating: D - Council Tax Band: B

Please contact us for further information or visit our website

**ENTRANCE LOBBY**

Front door, with staircase to first floor landing

**LIVING ROOM**

13'1 (3.99m) x 13'2 (4.01m)

Front aspect window, radiator

**KITCHEN/DINING ROOM**

9'9 (2.97m) x 11'4 (3.45m)

Modern kitchen comprising base and eye level units, built-in hob & oven, washing machine, fridge/freezer, gas boiler, space for small table and chairs, built-in cupboard, side aspect window, radiator

**DOUBLE BEDROOM**

13'3 (4.04m) x 12'4 (3.76m)

Rear aspect window, radiator, built-in airing cupboard

**BATHROOM**

Modern bathroom comprising bath with independent shower above, wash hand basin, radiator, side aspect window

**SEPARATE TOILET**

Low level w.c., side aspect window

**PARKING**

Off road parking for one car

**REAR GARDEN**

At the rear of the property is a paved garden area (back section)

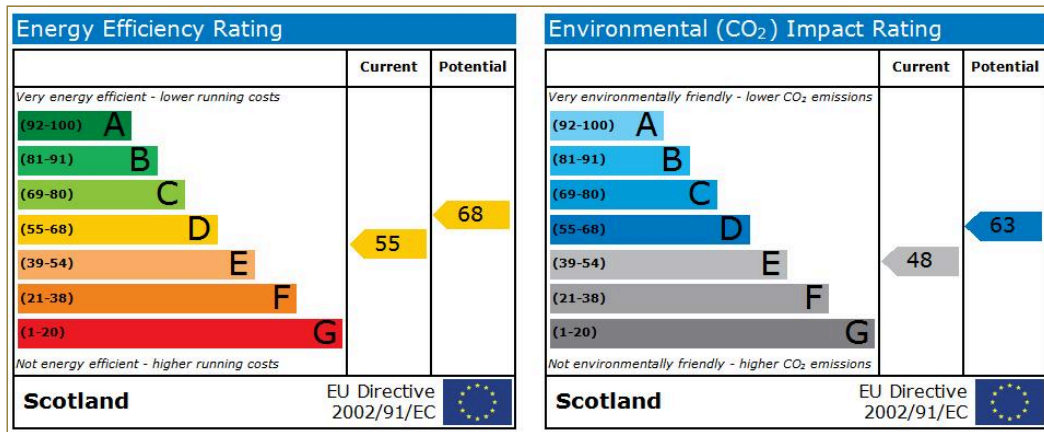


**COUNCIL TAX**

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**

**FLOORPLAN**