

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**WINCHESTER ROAD  
READING, RG2 0EY**

**£1,050 pcm**

A smart first floor flat located in this prime position between Reading town centre and the M4 junction 11. Offering lounge, double bedroom, kitchen with appliances and modern bathroom. Unfurnished and available 16th February.

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 £242.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1211.54 (based on the advertised rent)

EPC Rating: C - Council Tax Band: A

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

**ENTRANCE PORCH**

Stairs to first floor landing

**LOUNGE / DINER**

Spacious lounge / diner with front aspect window.

**KITCHEN**

Fitted to include washing machine, fridge/freezer, electric cooker with extractor hood above

**BEDROOM**

Double bedroom with rear aspect window

**BATHROOM**

Three piece suite comprising panelled bath, wash hand basin, low level w.c, fully tiled, rear aspect window

**COUNCIL TAX**

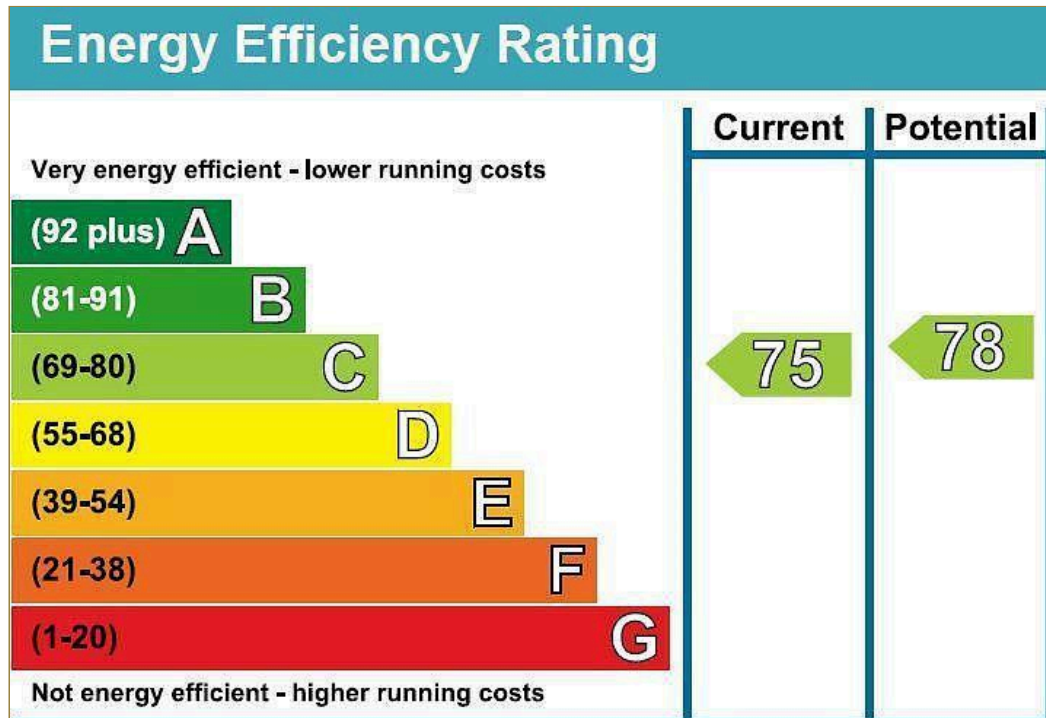
Band A

**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 £31,500 per annum

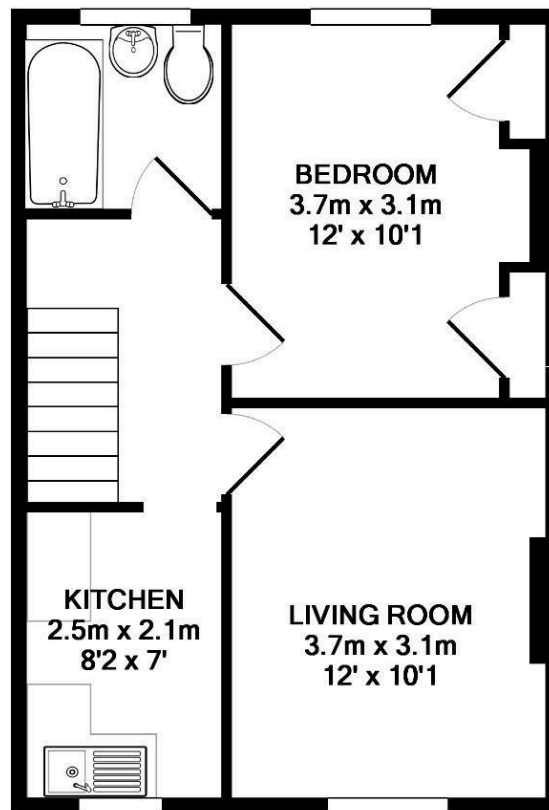
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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



**FLOORPLAN**

For guidance only

**TOTAL APPROX. FLOOR AREA 38.0 SQ.M. (409 SQ.FT.)**

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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