FARMER & DYER

RESIDENTIAL SALES & LETTINGS

AUBURN COURT, CHURCH ROAD
READING, RG4 7AJ

£1,550 pcm

Rarely available, a well-presented and spacious first floor duplex apartment set in a much admired and respected development, towards the centre of Caversham opposite Caversham Court Gardens. Parking for one car. Within approx. 400yds of Caversham shops and within half a mile of Reading train station. Offered to the market furnished and available now.

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 £357.69 (based on the advertised rent), is required to reserve this property.
Deposit payable is £1788.46 (based on the advertised rent)
EPC Rating: D- Council Tax Band: B
Please contact us for further information or visit our website www.farmeranddyer.com

KITCHEN/DINER
Modern kitchen/ diner with appliances including, fridge / freezer, washing machine, electric oven & hob. Dining area comprises table & four chairs with double doors leading to:

LOUNGE
Spacious 15ft lounge with large front aspect window making this room light & airy. Furniture includes sofa & coffee table. Stairs leading to:

BEDROOM ONE
Large double bedroom with front aspect window & built in wardrobe offering ample storage.

BEDROOM TWO
Spacious double bedroom with rear aspect window with view over the well maintained communal gardens

BATHROOM
Modern bathroom comprises, basin, wc & shower cubicle.

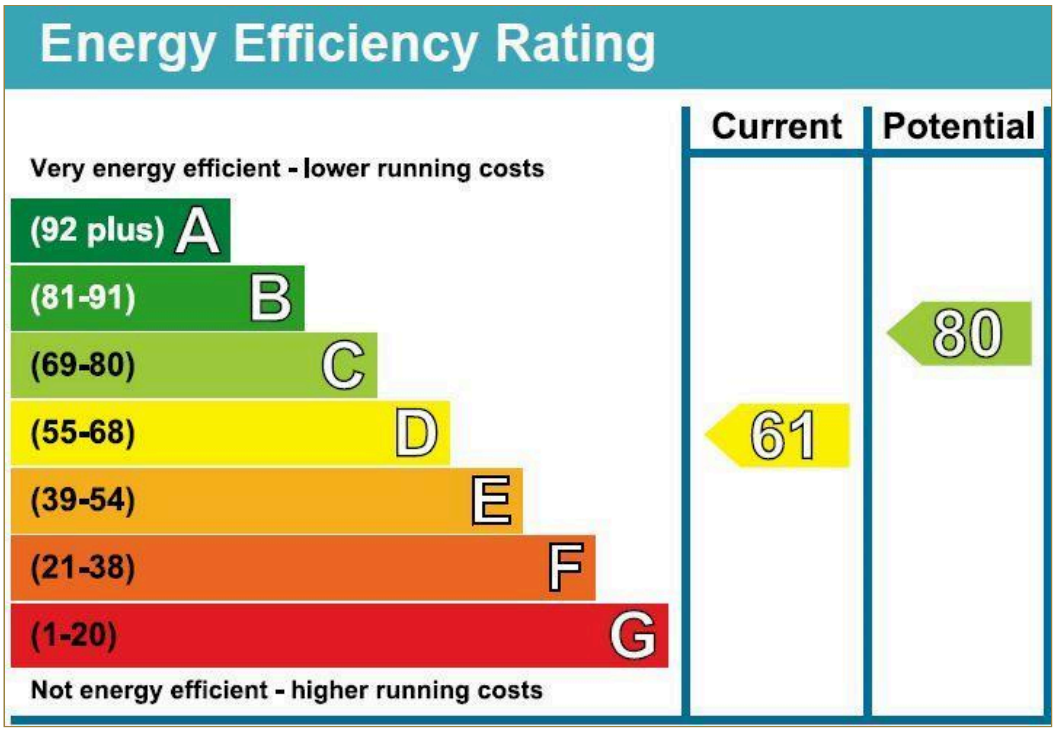
COMMUNAL GARDENS
Well maintained communal gardens

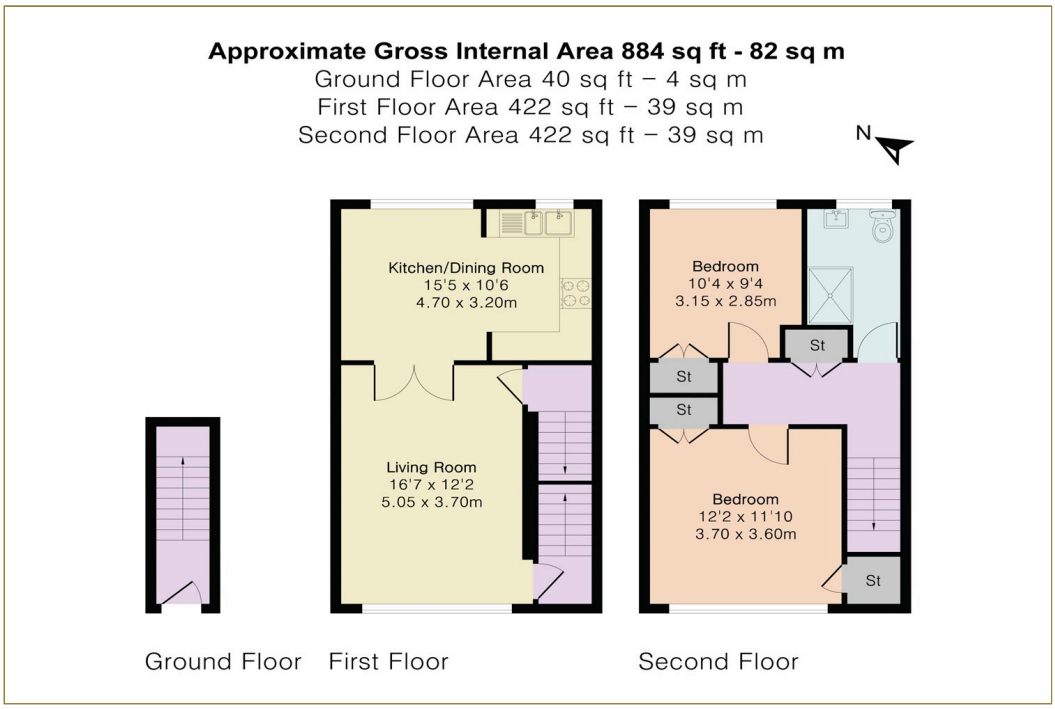
COUNCIL TAX
Band B

PARKING
Parking for one car

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 £46,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN

Awaiting