

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BERKELEY COURT, COLEY AVENUE READING, RG1 6LH £1,200 pcm

A spacious top floor one bedroom apartment only a 13 MINUTE WALK to Reading town centre. Benefiting from off road parking & COMMUNAL GARDENS. Available 8th October & Furnished.

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 £1384.62 (based on the advertised rent)

EPC Rating: D - Council Tax Band: B

Please contact us for further information or visit our website

ENTRANCE HALL

Entry phone system, access to kitchen and living room, large cloaks cupboard with further storage cupboard above

LIVING ROOM

14'1 (4.29m) x 12' (3.66m)

Door to private balcony overlooking communal gardens

INNER HALLWAY

Access to bedroom and bathroom, double wardrobe cupboard with hanging rail and shelving and sliding mirror fronted doors, further cupboard with shelving

KITCHEN

7'6 (2.29m) x 6'7 (2.01m)

Double glazed window overlooking communal garden, ceramic tiled floor, range of both floorstanding and wall mounted units, worksurfaces, stainless steel sink, fridge/freezer, washer/dryer, integrated electric oven, electric hob with extractor hood above

**BEDROOM**

14'1 (4.29m) x 11'1 (3.38m)

Dual aspect double glazed windows overlooking communal garden, door to private balcony

**BATHROOM**

Ceramic tiled floor, bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, obscure double glazed window

**COMMUNAL GARDEN**

Well tended for residents use

PARKING

Parking for one car

COUNCIL TAX

Band B

PROCEDURE

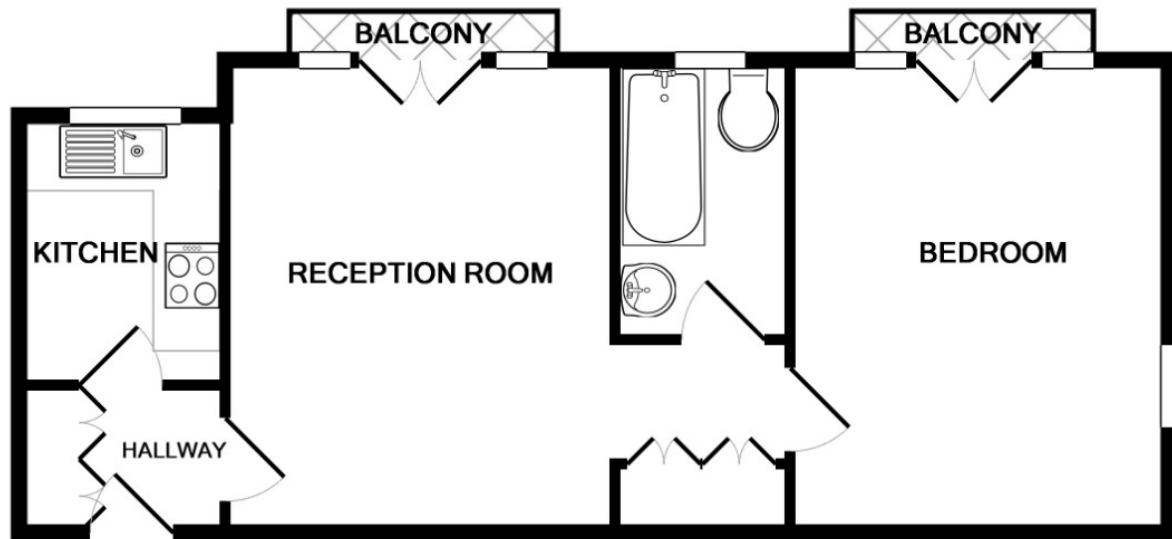
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £36,000 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale.



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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