

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CARLINGFORD HOUSE, 4 GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS**

**£1,100 pcm**

A superb apartment situated in CENTRAL CAVERSHAM, and only a 12 MINUTE walk to Reading town centre. Open plan living & unfurnished. Available 10th February 2026 . No Parking.

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 £253.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,269.23 (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](http://www.farmeranddyer.com)

**LIVING ROOM/KITCHEN**

17'5 (5.31m) x 14'6 (4.42m)

Twin front aspect windows, underfloor heating, storage cupboard

**KITCHEN**

kitchen area fitted with a range of white gloss units with built in Bosch fan assisted oven, Bosch ceramic induction hob, extractor hood, integrated washer dryer and integrated fridge freezer

**DOUBLE BEDROOM**

11'9 (3.58m) x 10'7 (3.23m)

Rear aspect window, carpet, fitted double wardrobe, air filter, underfloor heating

**BATHROOM**

Three piece suite comprising bath with separate overhead shower head with separate shower facility and glass screen, wall mounted enamel sink unit, low level W.C., ceramic floor tiles, fully tiled walls, underfloor heating

**CENTRAL HEATING**

Underfloor heating throughout with individual thermostatically controlled zones

**COUNCIL TAX**

Band B

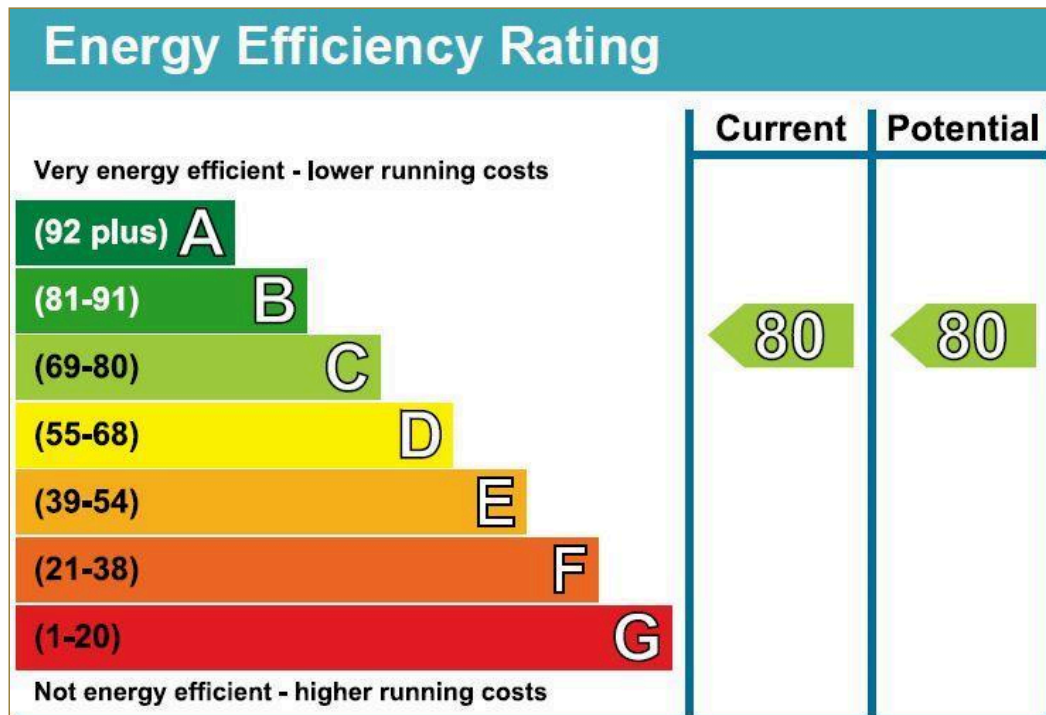
**PROCEDURE**

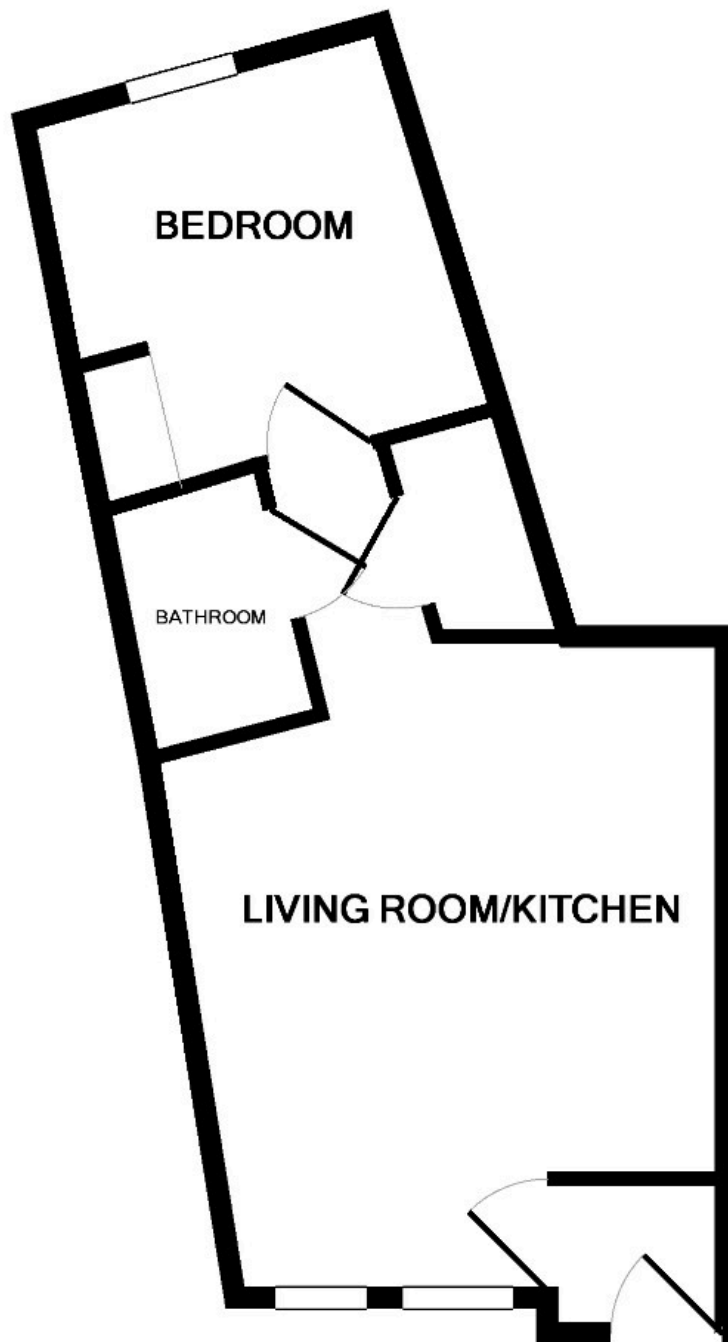
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £33,000 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2651-3943-6200-4194-2200>

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

**FLOOR PLAN**

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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