

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 now

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

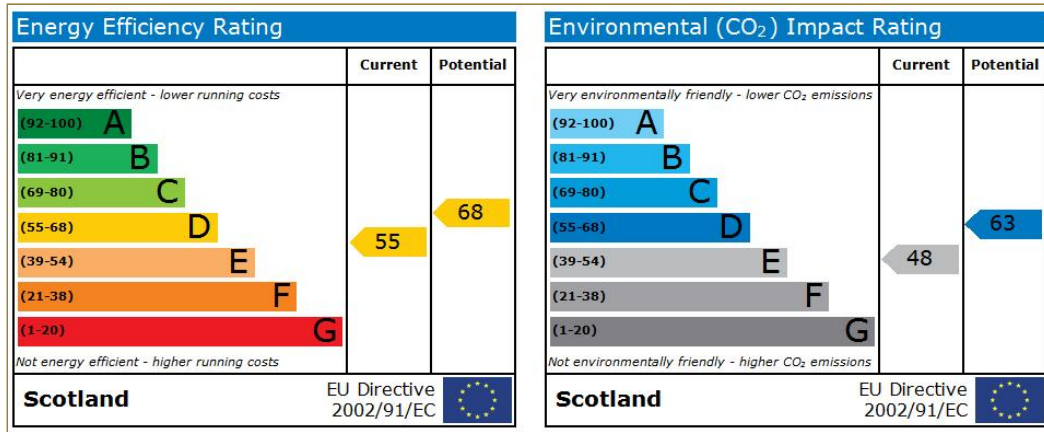
REAR GARDEN

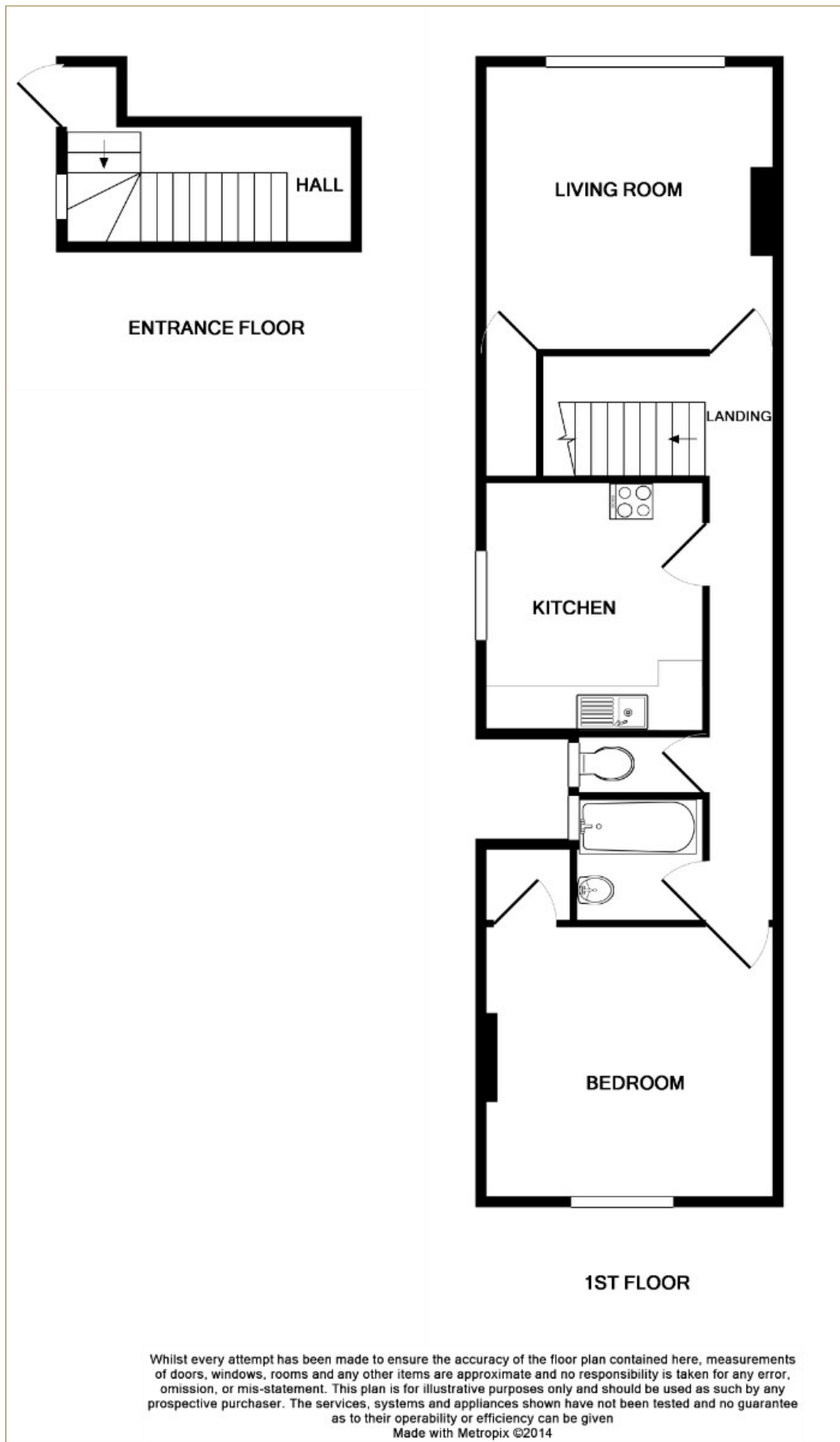
At the rear of the property is a paved garden area (back section)



COUNCIL TAX

Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

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