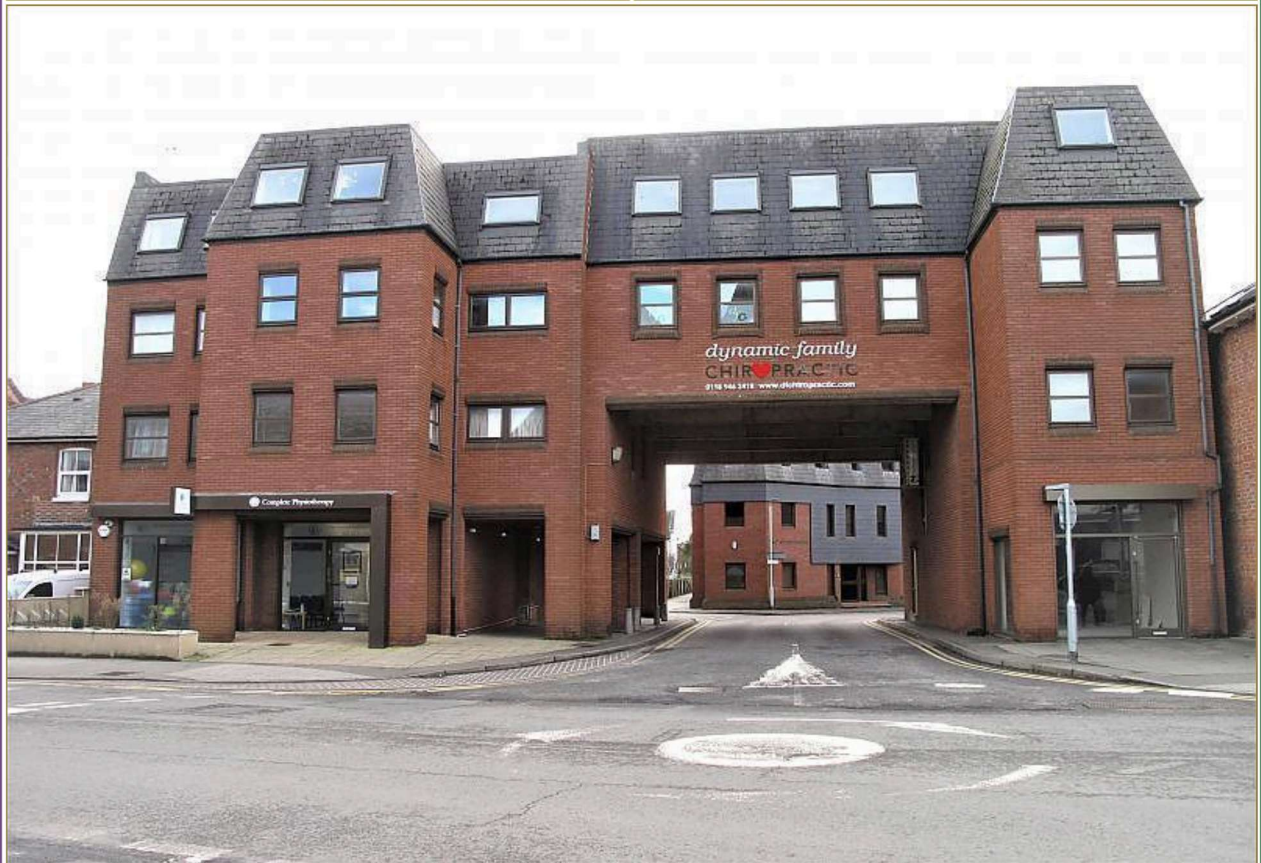


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### ARCHWAY HOUSE, GOSBROOK ROAD CAVERSHAM, READING, RG4 8HU

**£950 pcm**

A top floor apartment located in central Caversham, only a 13 MINUTE walk to Reading mainline station. Off road parking for one car. Furnished and available now

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 £219.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,096.15 (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](http://www.farmeranddyer.com)

Staircase to top floor

**ENTRANCE HALL**

Personal front door, entry phone system, triple wardrobe, cupboard housing hot water cylinder and water softener

**LIVING/DINING ROOM**

15'8 (4.78m) x 13'5 (4.09m)

Twin front aspect double glazed windows, opening through to



**KITCHEN**

9'4 (2.84m) x 5'8 (1.73m)

Fitted to comprise range of base and eye level units, worktops, stainless steel sink unit, washing machine, dishwasher, fridge/freezer, electric oven and electric ceramic hob with extractor hood above, tiled floor

**BEDROOM**

13'3 (4.04m) x 9'5 (2.87m)

Front aspect double glazed window



**BATHROOM**

Fitted to comprise panelled bath with mixer tap, electric shower over with shower screen, sink set in vanity unit, low level w.c., ceramic tiled floor



**CENTRAL HEATING**

Electric heating

**PARKING**

One allocated parking space



**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 £28,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	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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