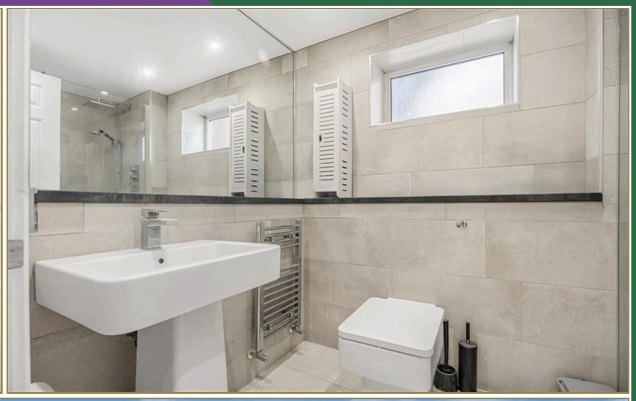
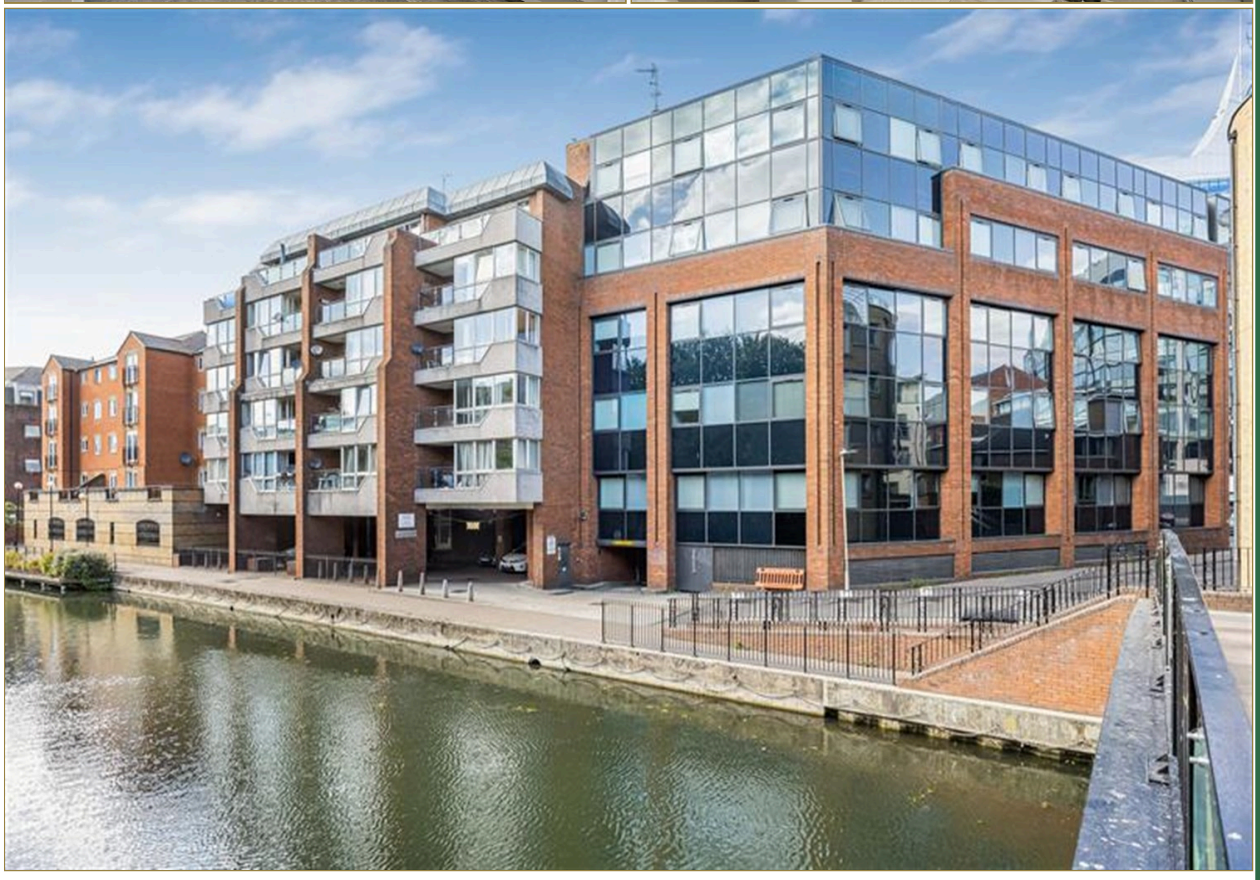
FARMER & DYER

RESIDENTIAL SALES & LETTINGS





KINGS REACH COURT
READING, RG1 3AY

£1,450 pcm

Offered to the market this stunning one bedroom apartment overlooking the River Kennet. Situated in the heart of Reading town centre and a short walk to Reading mainline station. The property boasts, modern kitchen, lounge / diner, modern shower room and double bedroom. Balcony and allocated parking for 1 car. 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 £334.62 based on the advertised rent), is required to reserve this property.
Deposit payable is £1,673.08 (based on the advertised rent)
EPC Rating: C Council Tax Band: C
Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE HALL

Communal entrance hall with lift and stairs to;

ENTRANCE HALL

Built in storage cupboard, laminate flooring and doors to;

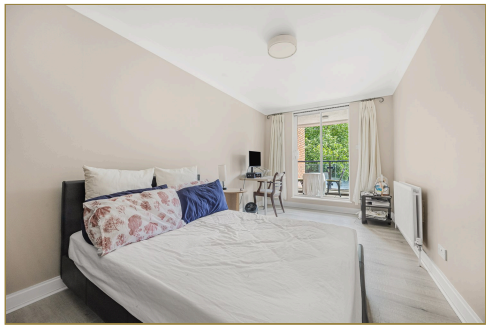
KITCHEN

9'2 (2.79m) x 9' (2.74m)
Modern kitchen with a range of base and eye level units, appliances include gas hob, electric oven, fridge / freezer, dishwasher. Cupboard housing gas boiler and washing machine.

LIVING/DINING ROOM

25'7 (7.8m) x 10'5 (3.18m)
Laminate flooring, radiator, large aspect bay window and door to balcony.

BEDROOM 1
16'2 (4.93m) x 8' (2.44m)
Carpet, radiator, rear aspect window and door to balcony



BATHROOM
Comprises low level wc, basin, walk in shower cubicle and window.

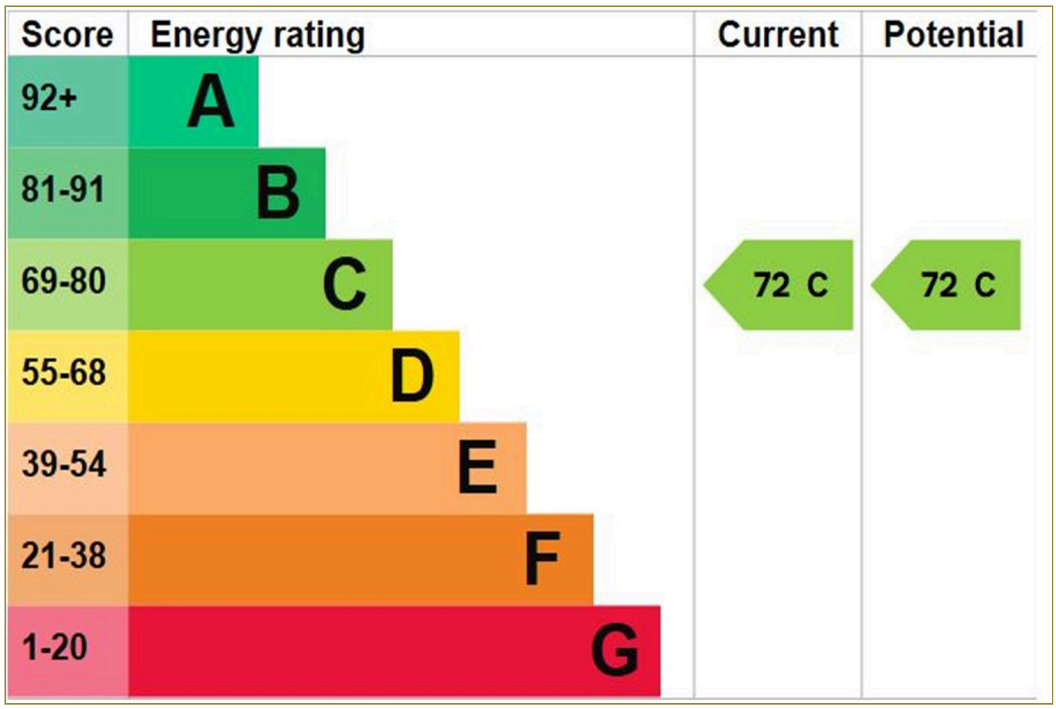
BALCONY
5'4 (1.63m) x 8'0 (2.44m)
With views over the River Kennet

COUNCIL TAX
Band C

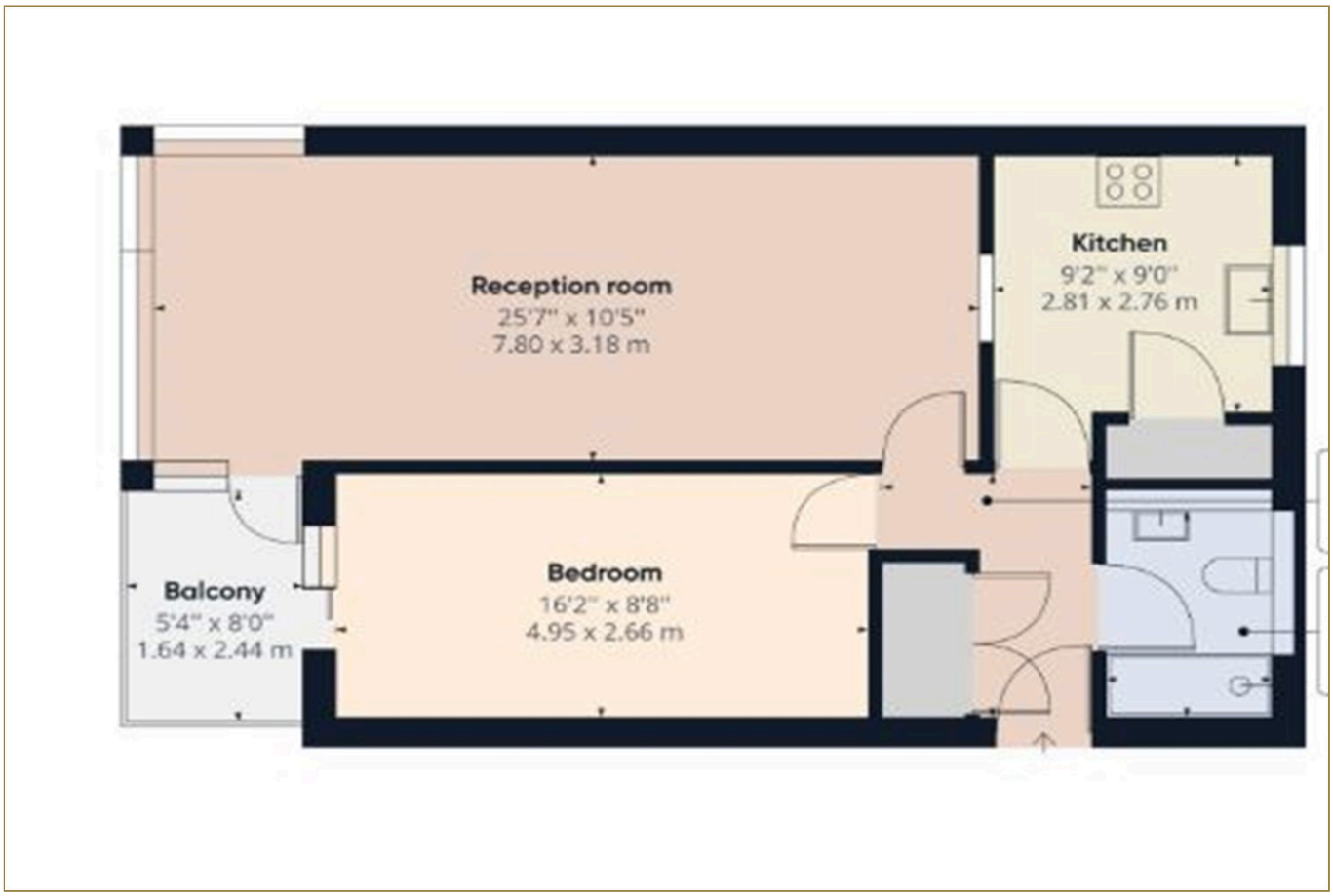
PROCEDURE
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £43,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:



FLOORPLAN


Reception room
25'7" x 10'5"
7.80 x 3.18 m
Kitchen
9'2" x 9'0"
2.81 x 2.76 m
Bedroom
16'2" x 8'8"
4.95 x 2.66 m
Balcony
5'4" x 8'0"
1.64 x 2.44 m