FARMER & DYER

RESIDENTIAL SALES & LETTINGS







THE SLOPES, LOWER HENLEY ROAD
CAVERSHAM, READING, RG4 5LE

£1,100 pcm

A spacious one-bedroom ground floor apartment close to Caversham centre and at walking distance of Reading train station. Benefiting from laminate flooring throughout and residents car park. Offered unfurnishes and available 7th December.

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 £253.84 (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: C
Please contact us for further information or visit our website www.farmeranddyer.com

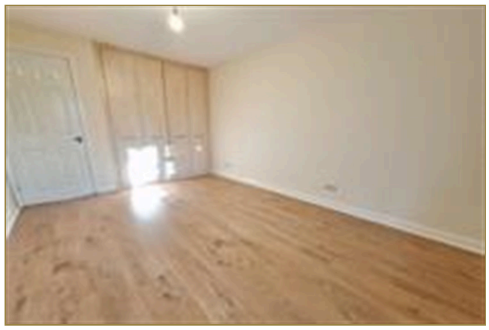
HALLWAY
With laminate flooring,, two storage cupboards, electric heater and doors to

LIVING ROOM
18'1 (5.51m) x 10'2 (3.1m)
Laminate flooring, electric heater rear aspect window and door to



Kitchen
Modern kitchen with a range of base and eye level units appliances include electric cooker, fridge / freezer, dishwasher and washing machine. Front aspect window.

BEDROOM ONE
Laminate flooring, rear aspect window, electric heater

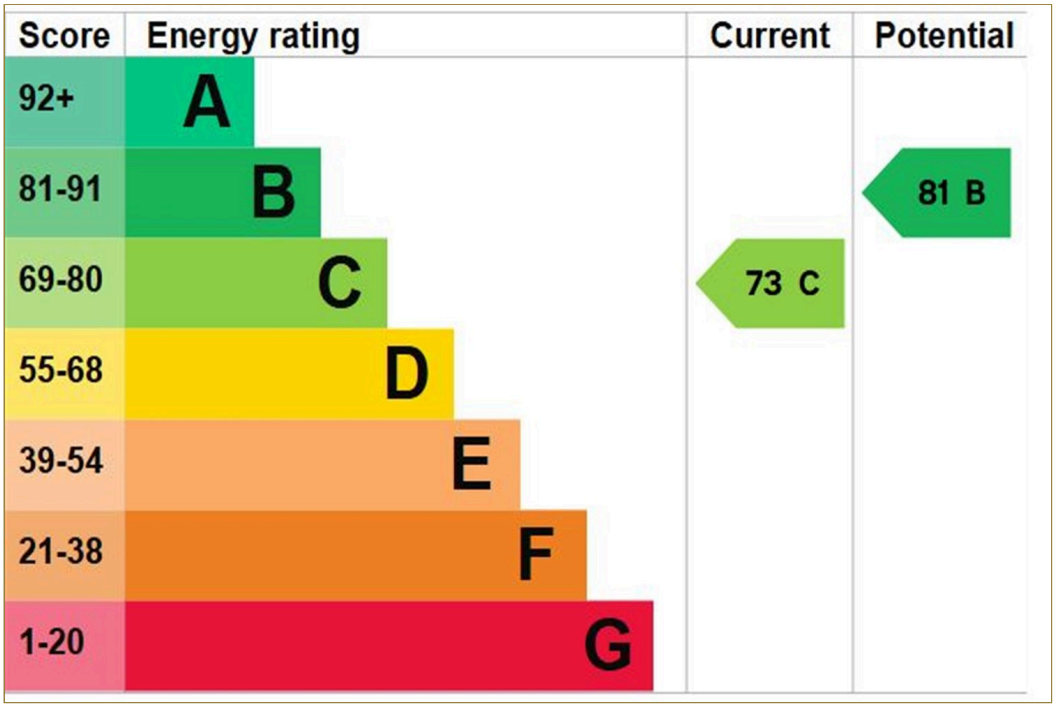


BATHROOM
Comprises low level wc, basin, bath with shower over/

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 £33,000 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN


BEDROOM
13' x 9'3
4.0m x 2.8m
LIVING ROOM
18'1 x 10'2
5.5m x 3.1m
WARDROBE
WARDROBE
HALL
KITCHEN
10'2 x 7'9
3.1m x 2.4m
BATHROOM
6'7 x 5'11
2.0m x 1.8m
CUPBOARD