

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**18 ST PETERS HILL, CAVERSHAM
READING, RG4 7AX**

£1,650 pcm

A stunning, fully redecorated two-bedroom ground floor apartment that perfectly balances period elegance with high-end modern living. Occupying a prime position within walking distance of central Caversham, this home has been meticulously updated to provide a "turn-key" rental experience.

Offered to the market unfurnished and available 20th March

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,903.85 (based on the advertised rent)

EPC Rating: D- Council Tax Band: D

Please contact us for further information or visit our website www.farmeranddyer.com

COMMUNAL ENTRANCE HALL

Communal front door, personal front door through to

LIVING ROOM

13'1 (3.99m) x 13'1 (3.99m)

The heart of the home - Exceptionally high ceiling with large rear-aspect sash windows.

**KITCHEN**

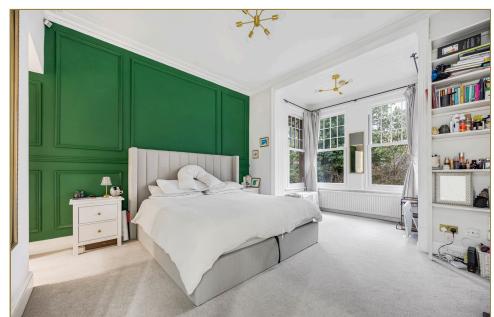
13'1 (3.99m) x 8'8 (2.64m)

A contemporary culinary space featuring brand-new cabinetry and integrated appliances.

**BEDROOM 1**

16'5 (5m) x 13'1 (3.99m)

Exceptional ceiling heights and oversized front-aspect sash windows flood the room with natural light. Features include an original cast-iron fireplace and intricate ornate cornicing with access to private en-suite shower room

**SHOWER ROOM**

Featuring a pedestal wash hand basin, low-level W.C., built-in shower and cupboard housing new gas fired boiler.



BEDROOM 2

12'2 (3.71m) x 12'4 (3.76m)

A well-proportioned second bedroom, perfect for guests or a home office, with a new rear-aspect sash window.

**FAMILY BATHROOM**

A clean, fully tiled suite comprising a panelled bath with mixer tap, wash hand basin, and low-level W.C.

COMMUNAL GARDENS

Access to well-maintained communal grounds.

**PARKING**

Off road parking for two cars.

**SCHOOL CATCHMENT**

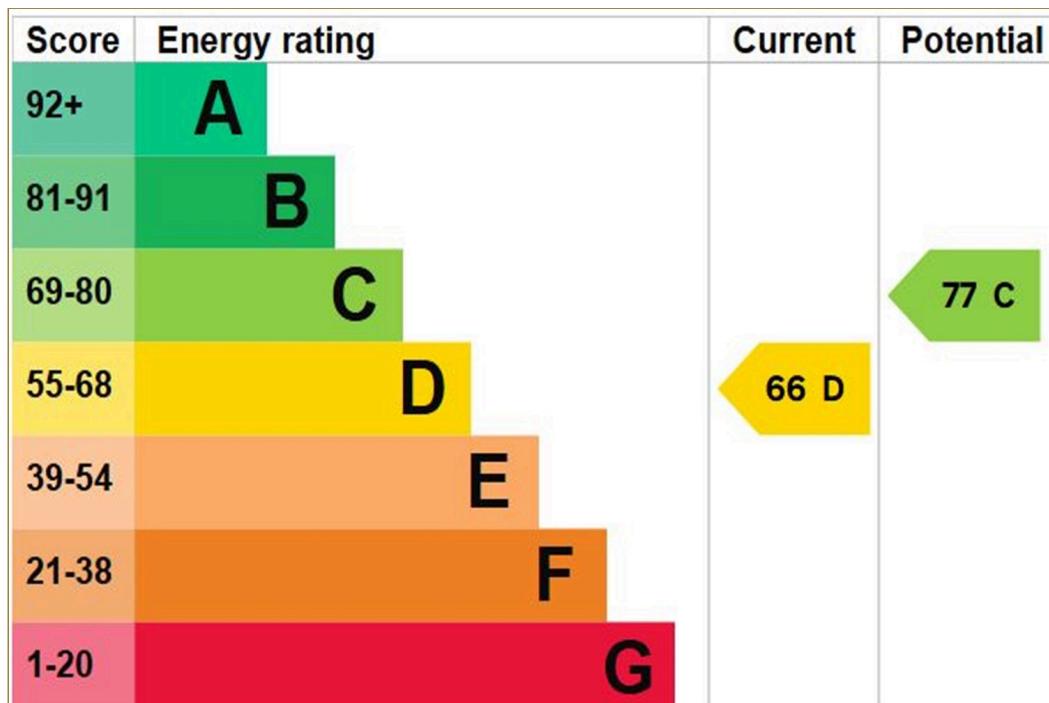
Highly sought-after catchment for Caversham Primary School and Highdown Secondary School

COUNCIL TAX

Band D

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 £49,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN