

# 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](mailto: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](http://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.

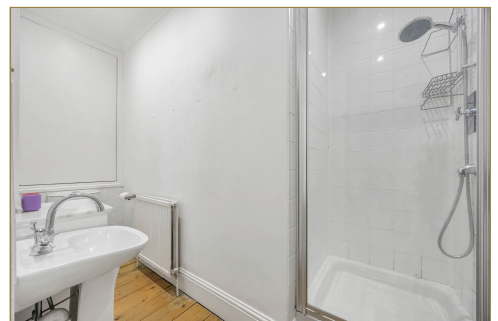
**BEDROOM 1**

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**

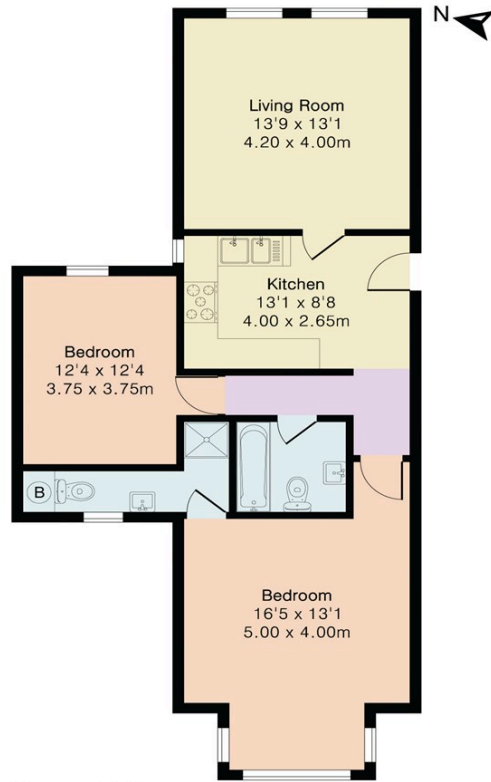
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £49,500 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

**Approximate Gross Internal Area 765 sq ft - 71 sq m**



Ground Floor