

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE OLD BRITISH SCHOOL, SOUTHAMPTON STREET READING, RG1 2BL**

**£1,395 pcm**

A stunning one-bedroom apartment located in the heart of Reading. This first-floor Grade II listed conversion, dating back to 1810, boasts a magnificent providing ample space for entertaining guests or simply relaxing in style. The property features a double bedroom and a Jack and Jill shower room, both finished to the highest standard with stylish fittings. Offered unfurnished and available now

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**SITUATION**

The Old British School opened in 1810 and is believed to be the oldest surviving example of a "Lancastrian" school, which provided free education to children of all backgrounds.

This property is a short walk to the Kennet Towpath providing extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London.

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £321.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1609.62 (based on the advertised rent)

EPC Rating: E Council Tax Band: A

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**COMMUNAL ENTRANCE HALL**

Communal front door for Flats 1 and 1a with ornate double glazed arch and personal front door to

**RECEPTION HALL**

With large understairs storage cupboard and oak staircase leading to

**MAGNIFICENT OPEN PLAN LIVING/KITCHEN/DINING ROOM**

Superb dual aspect room with twin front double glazed arch windows complemented by twin side double glazed multi pane windows with twin overhead double glazed Velux windows. Naturally segregated for living, kitchen and dining areas with vaulted 16ft 8" ceiling with exposed beams and galleried oak staircase balustrade with central ornamental fireplace with tiled surround and original mantel over



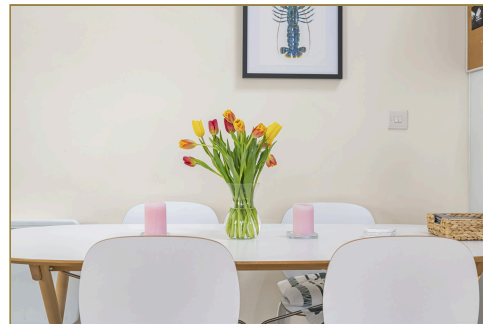


### KITCHEN AREA

KITCHEN AREA well fitted comprising inbuilt drainer sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer and dishwasher



DINING AREA with room for large table and chairs, electric heater and built in airing/utility cupboard with pressurised hot water cylinder and plumbing for washing machine, oak style flooring

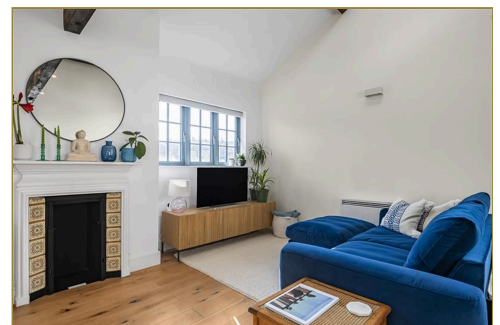


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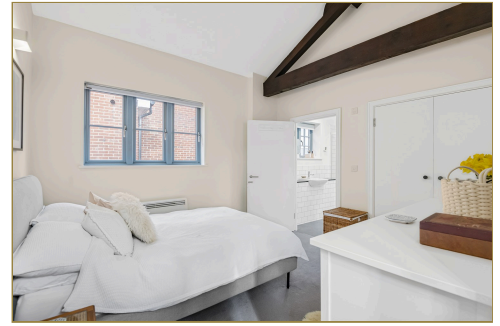
### LIVING AREA

LIVING AREA with electric heater



**DOUBLE BEDROOM**

With side aspect double glazed window, electric heater, built in double wardrobe, beamed ceiling and further double glazed Velux skylight window with blind

**JACK AND JILL BATHROOM (SHOWER ROOM)**

Entered from both bedroom and living area, comprising fully tiled large shower cubicle, wash hand basin, W.C., with contrasting walls and floor. Side aspect double glazed window and overhead double glazed Velux window, heated towel rail

**REAR GARDEN**

The Old British School forms part of a complex alongside Iliffe Close with garden areas tended under the maintenance agreement

**ALLOCATED PARKING**

Allocated parking space for this particular apartment via service road from Mount Pleasant/Silver Street

**DIRECTIONS**

Leave Reading town centre via London Street, proceed through Mount Pleasant into Whitley Street, at the roundabout double back on yourself and head down Southampton Street where the property can be found on the right hand side

**COUNCIL TAX**

Band A

**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 £38,850 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

For guidance only

Approximate Gross Internal Area 686 sq ft – 64 sq m  
Ground Floor Area 42 sq ft – 4 sq m  
First Floor Area 644 sq ft – 60 sq m

