

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**TAMESIS PLACE, PATRICK ROAD
READING, RG4 8ET**

£1,650 pcm

A rarely available, ground floor two bedroom flat with PRIVATE PATIO. The flat benefits from UNDERCROFT PARKING, private locked access to Christchurch Meadows and The Thames. Unfurnished and available 25th August

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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: C - Council Tax Band: C

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

COMMUNAL ENTRANCE HALL

Telephone entry phone system, personal front door through to

RECEPTION HALL

Radiator, entry video phone system, built-in cloaks cupboard, archway through to inner hallway, airing cupboard housing pressurized hot water cylinder and slatted shelving

REFITTED SHOWER ROOM

Comprising fully tiled corner shower, wash hand basin with drawers below, w.c., tiled walls and floor, heated towel rail

LIVING/DINING ROOM

Rear aspect feature square walk-in bay with double glazed windows and French doors through to personal patio, 2 radiators, glazed door to

**KITCHEN**

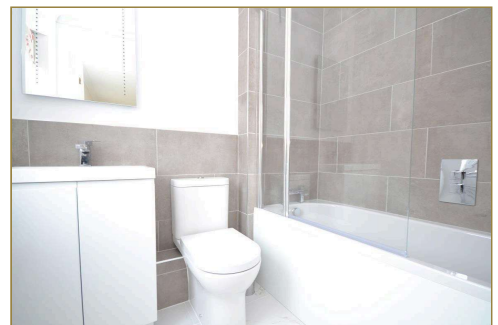
Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, worktops, tiled surrounds, inset 4-ring gas hob with extractor hood above and integrated double oven below, integrated fridge/freezer, washing machine and dishwasher, concealed lighting, fitted gas boiler, tiled floor, side aspect double glazed window

BEDROOM ONE

Twin front aspect double glazed windows, radiator, built-in double wardrobe, door to

**REFITTED EN SUITE BATHROOM,**

Comprising panelled bath with independent shower with glass shower screen, wash hand basin with cupboard below, w.c., tiled walls and floor, heated towel rail, front aspect obscure double glazed window



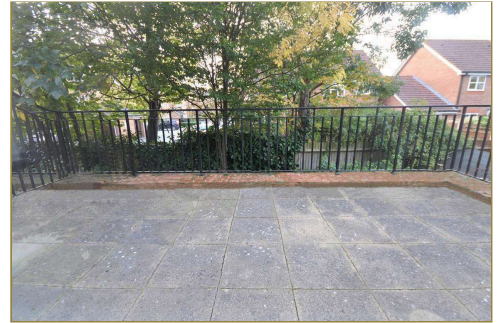
BEDROOM TWO

Front aspect double glazed window, radiator



PERSONAL PATIO

There is a personal paved patio area, enclosed by wrought iron rail, with a westerly aspect directly approached from living room French doors



PARKING

There is an undercroft parking space, entered via electrically operated gates, with further visitors parking

SCHOOL CATCHMENT

Thameside Primary School & Highdown Secondary School

COUNCIL TAX

Band C

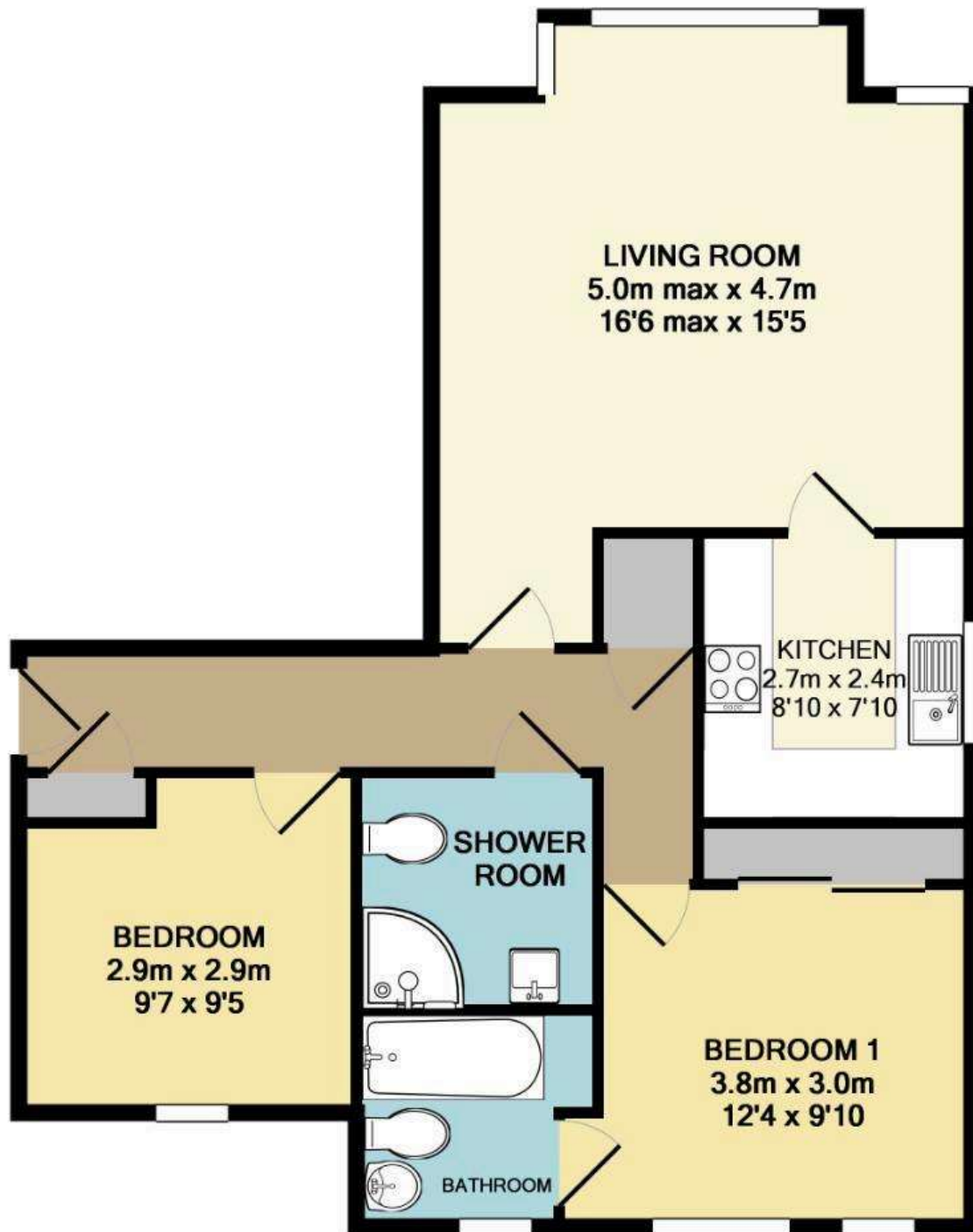
PROCEDURE

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 £49,500 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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