

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DONKIN HILL, CAVERSHAM READING, RG4 5DG £1,200 pcm

A modern one bedroom first floor apartment benefitting from off road parking for 1 car . Close to local shops and just a short walk to Caversham centre and mainline train station. Private rear garden. Unfurnished. Available 11th September

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1384.62 (based on the advertised rent)

EPC Rating: D - Council Tax Band: B

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

Communal entrance hall to personal front door**Living Room**

9'10 (3m) x 12'10 (3.91m)

With front aspect double-glazed window.

**Kitchen**

8'10 (2.69m) x 8'10 (2.69m)

Well fitted comprising built in electric hob, oven and extractor above, washing machine, fridge/freezer, stainless steel sink and front aspect double-glazed window.

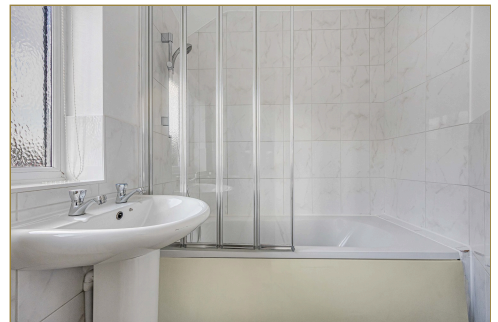
Double Bedroom

12'4 (3.76m) x 13'2 (4.01m)

With rear aspect double-glazed window.

**Bathroom**

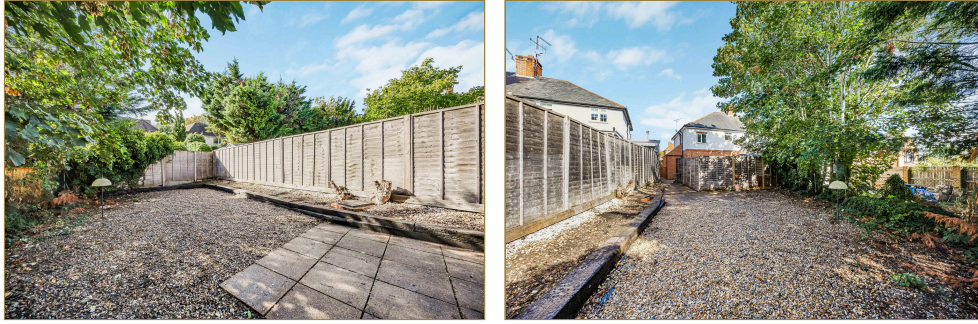
Comprising low level w.c., heated towel rail, pedestal wash hand basin, bath with shower above and bi-folding shower screen, side aspect obscured double-glazed window.

**Parking**

Off road parking for one car

PRIVATE GARDEN

Private low maintenance garden

**Council Tax**

Band B

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 £36,000 per annum

Energy Efficiency & Environmental Impact

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		72
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	