

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **FIELD VIEW, CAVERSHAM READING, RG4 5HD**

**£1,150 pcm**

A well positioned first floor apartment situated in this highly sought after location just OFF THE PRIVATE DERBY ROAD. Further benefits from a BALCONY & garage. Unfurnished & available mid Jan

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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £265.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1326.92 (based on the advertised rent)

EPC Rating: C. Council Tax Band: B

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

**COMMUNAL ENTRANCE HALL**

Telephone entry system, staircase to first floor, personal front door through to

**ENTRANCE HALL**

Built-in cloaks cupboard housing meters, cupboard space above

**LIVING/DINING ROOM**

15' (4.57m) x 11'11" (3.63m)

Side aspect double glazed window, glazed door to

**KITCHEN**

7'10" (2.39m) x 7' (2.13m)

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, laminated roll edge worksurfaces, tiled surrounds, inset 4-ring hob with extractor fan above and oven below, integrated washer/dryer and fridge, ceramic tiled floor, side aspect double glazed window, matching double glazed door to personal sheltered balcony with railed enclosure

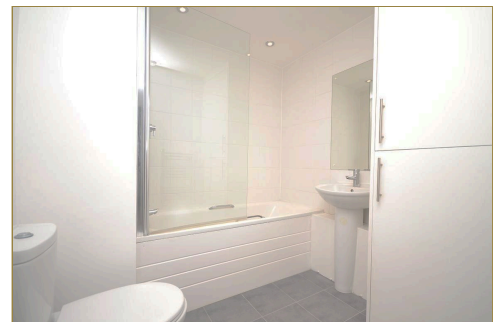
**DOUBLE BEDROOM**

14'3" (4.34m) x 10'4" (3.15m)

Generous double bedroom with side aspect double glazed window, naturally segregated dressing area/study area

**BATHROOM**

Modern suite comprising twin grip bath with mixer tap and independent shower over and shower screen, pedestal wash hand basin, low level w.c., tiled surrounds and floor, heated towel rail, airing cupboard housing gas boiler

**COMMUNAL GARDENS****GARAGE**

In nearby block

**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 £35,500 per annum.

**COUNCIL TAX**

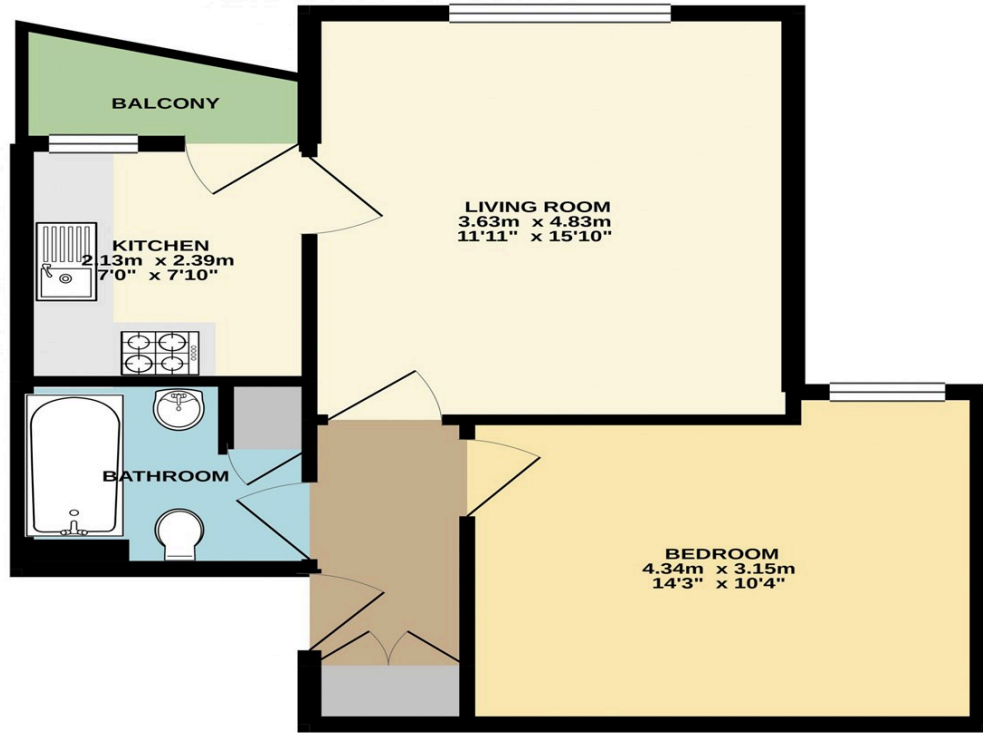
Band B

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

These floor plans are for guidance purposes only and are not to scale.



TOTAL FLOOR AREA : 44.5 sq.m. (479 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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