

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WHITCHURCH COURT, ELLIOTTS WAY CAVERSHAM, READING, RG4 8BW

£1,425 pcm

A ground floor two bedroom apartment with views over Christchurch Meadows. Short walk to Reading station via dedicated footbridge. Parking space, bike storage, private patio and attractive communal grounds. Unfurnished and available 15th July.

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 £328.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1644.23 (based on the advertised rent)

EPC Rating: B Council Tax Band: C

Please contact us for further information or visit our website

LIVING ROOM

15'11 (4.85m) x 12'1 (3.68m)

Views over park and access to private patio adjoining communal grounds. Door to

**KITCHEN**

10' (3.05m) x 7'10 (2.39m)

Views over park. Ceramic tiled flooring. Range of base and eye level units, washer/dryer, fridge/freezer, dishwasher, integrated hob and oven with extractor hood.

BEDROOM ONE

12'2 (3.71m) x 9'3 (2.82m)

Double bedroom with front aspect window

**BEDROOM TWO**

9'3 (2.82m) x 6'11 (2.11m)

Bedroom two with front aspect window

**BATHROOM**

Vinyl flooring. Three piece suite in white including bath with shower over and shower curtain, w.c. and wash hand basin.

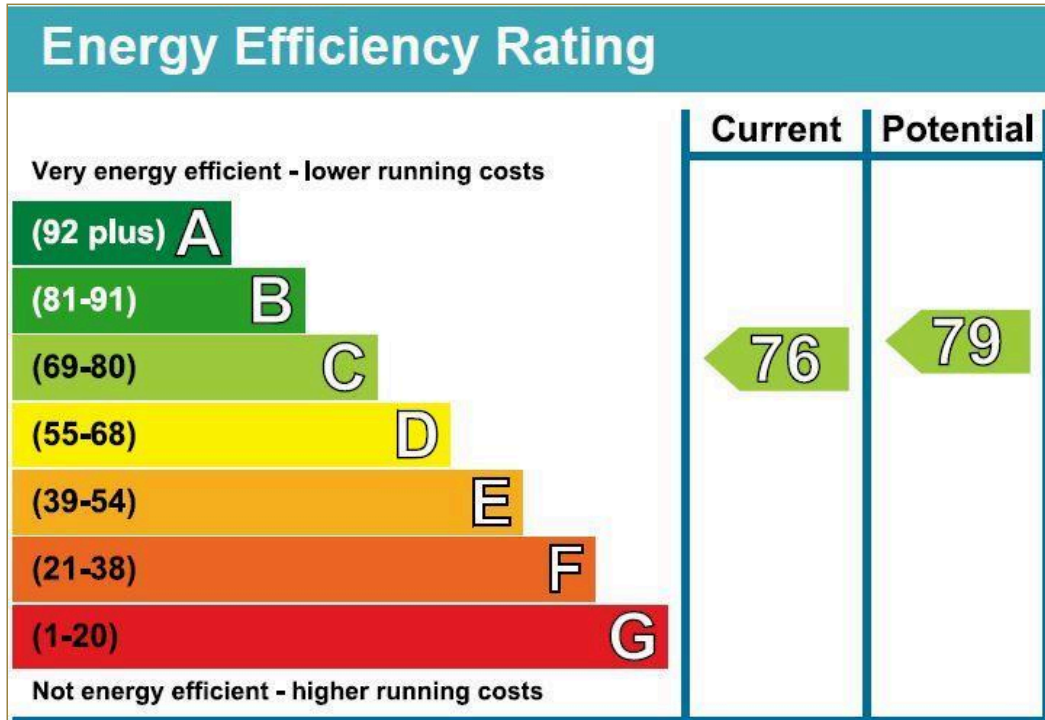
Procedure

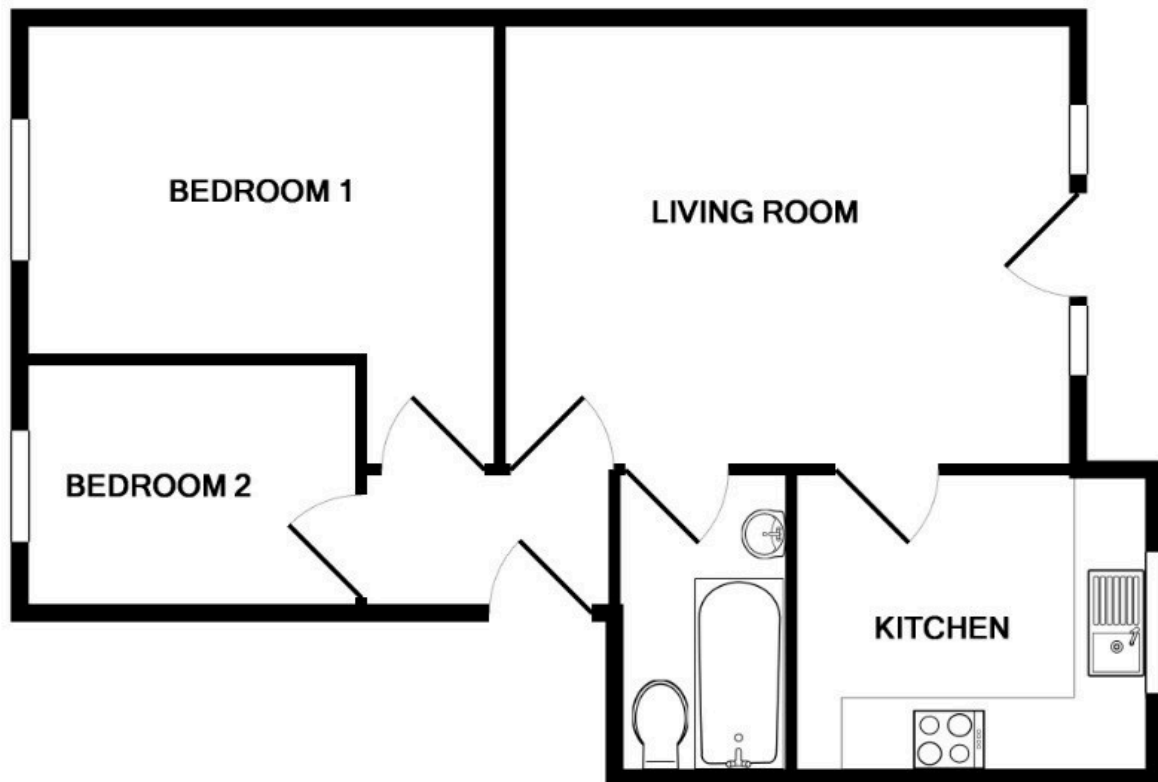
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £42,750 per annum

Council Tax

Band C

ENERGY EFFICIENCY AND ENVIROMENTAL IMPACT





TOTAL APPROX. FLOOR AREA 49.0 SQ.M. (527 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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