FARMER & DYER

RESIDENTIAL SALES & LETTINGS







SYMEON PLACE, CAVERSHAM
READING, RG4 7AS

£1,850 pcm

A superb and well-presented two-bedroom first floor apartment located in a peaceful and sought after area, within walking distance of local pubs, restaurants, cafes, shops, Reading train station. The apartment has an allocated carport space, visitor spaces, bright open living space, and two spacious double bedrooms. Ensuite shower room. Available beginning January and Part-Furnished

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 **W** www.farmeranddyer.com
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £426.92 based on the advertised rent), is required to reserve this property.
Deposit payable is £2,134.61 (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

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at the traffic lights turn right into Church Road and continue up St Peters Hill where Symeon Place will be found on the left hand side

COMMUNAL ENTRANCE HALL

With video entry system, indoor communal storage area and staircase to first floor. Front door to



SPACIOUS ENTRNCE HALL

Radiator, access to personal loft space, entry phone and large double built in cloaks/storage cupboard, built in airing cupboard. Double doors to

OPEN PLAN LIVING/KITCHEN/DINING ROOM

Superb dual aspect room zoned for living, dining and kitchen areas. Dual aspect double glazed windows with central double glazed French doors to balcony plus additional bay window with integral blinds. Two radiators, central living area and dining area with room for table and chairs





KITCHEN

Comprising granite worktops with stainless steel sink unit and waste disposal unit with cupboards under, further range of both floor standing and eye level units. Concealed lighting, inset four ring gas hob with extractor fan above and integrated double oven below, further integrated appliances include fridge/freezer, washer/dryer and dishwasher, cupboard housing gas boiler

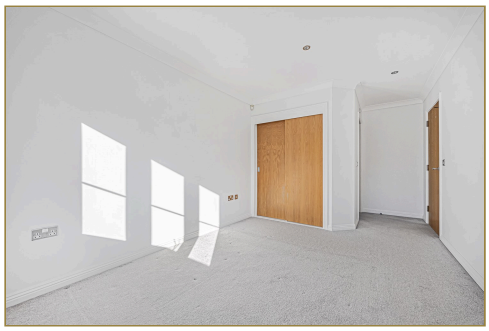


BEDROOM 1

17'8 (5.38m) x 9'5 (2.87m)

With rear aspect double glazed windows with integral blinds, radiator, built in double wardrobe and door to





EN SUITE SHOWER ROOM

Refitted suite comprising double width fully tiled shower, fitted wash hand basin with double drawers below, W.C., with contrasting fully tiled walls and floor. Side aspect obscured double glazed window



BEDROOM TWO

12'4 (3.76m) x 9'5 (2.87m)

With rear aspect double glazed windows with integral blind, radiator and built in double wardrobe





BATHROOM

Refitted suite comprising panelled bath, fitted wash hand basin with drawer below, W.C., with contrasting fully tiled walls and floor heated towel rail and extractor fan

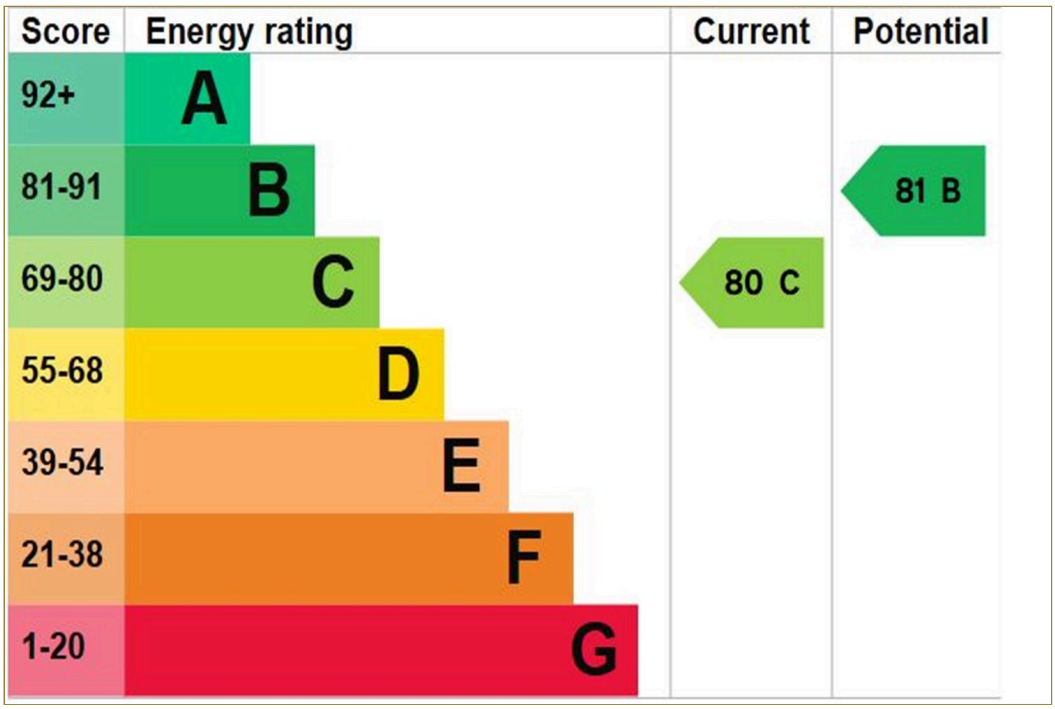


COUNCIL TAX
Band C

SCHOOL CATCHMENT
Caversham Primary School
The Heights Primary School
Highdown School and Sixth Form Centre

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 £55.500 per annum.

ENERGY PERFORMANCE CERTIFICATE

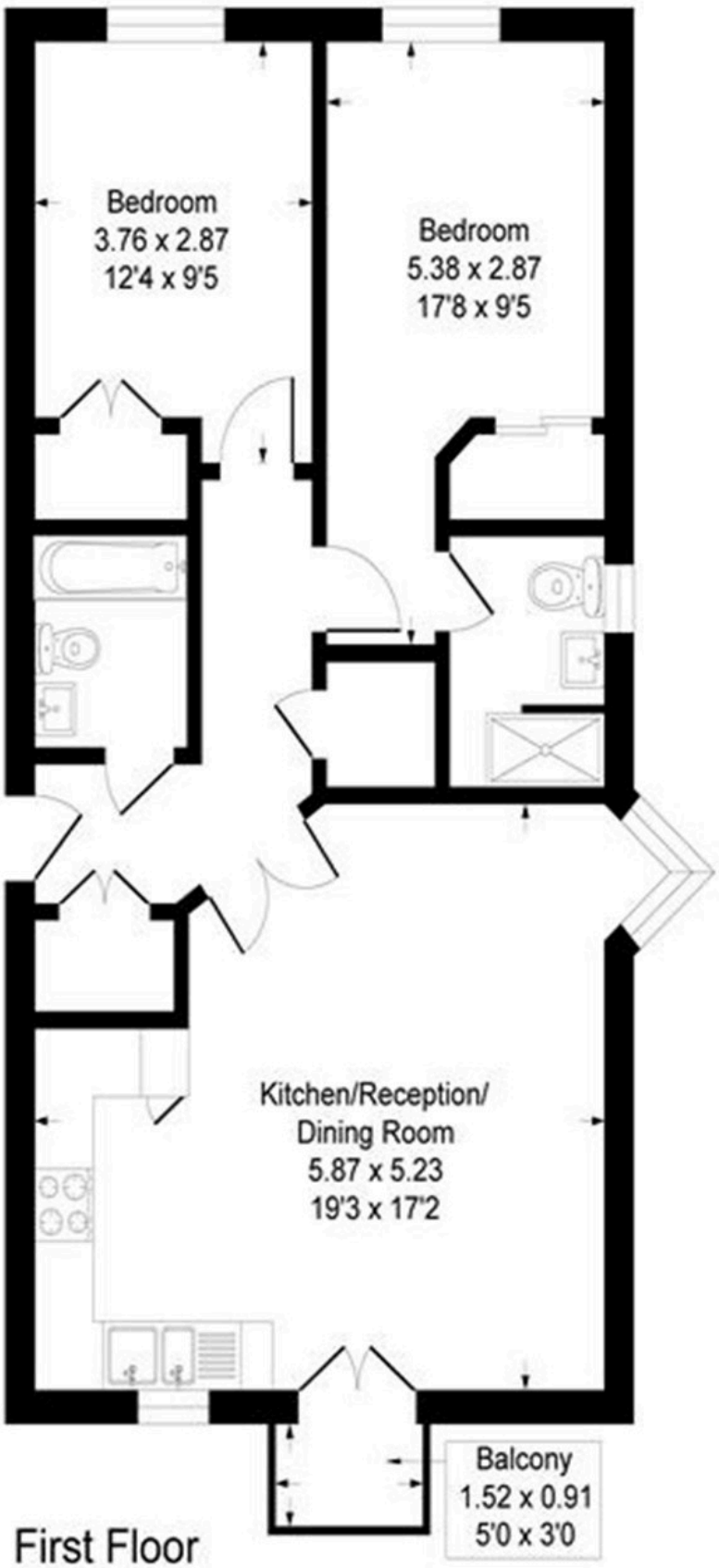


FLOORPLAN

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

Symeon Place RG4

Approximate Gross Internal Floor Area = 71.34 sq m / 768 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.