

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WILLOWS, CAVERSHAM READING, RG4 8BD**

**£1,150 pcm**

A spacious one bedroom first floor maisonette in very good condition throughout, positioned in the sought after Willows development in the very centre of Caversham just steps from shops and amenities, River Thames and Caversham Bridge. Benefits from off road parking and less than half a mile from Reading railway station

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

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 £1,326.92 (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](http://www.farmeranddyer.com)

**ENTRANCE**

Covered entrance porch and uPVC front door with double glazed insert to

**ENTRANCE HALL**

With staircase to

**FIRST FLOOR LANDING**

Radiator and doors to;

**LIVING/DINING ROOM**

Dual aspect room with lattice style leaded light double glazed windows, naturally segregated for living and dining areas, radiator and built in cupboard housing gas boiler

**KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units and drawers with laminated roll edged work surfaces, contrasting tiled surrounds, inset range cooker with extractor hood above, washing machine, fridge/freezer, radiator, rear aspect double glazed window.

**DOUBLE BEDROOM**

With rear aspect double glazed window, radiator, two fitted double wardrobes and further built in airing cupboard housing hot water tank with slatted shelving



**BATHROOM**

White suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin, W.C., fully tiled walls, stainless steel heated towel rail and extractor fan



**PARKING**

Off road parking space at the rear of the property



**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

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address:

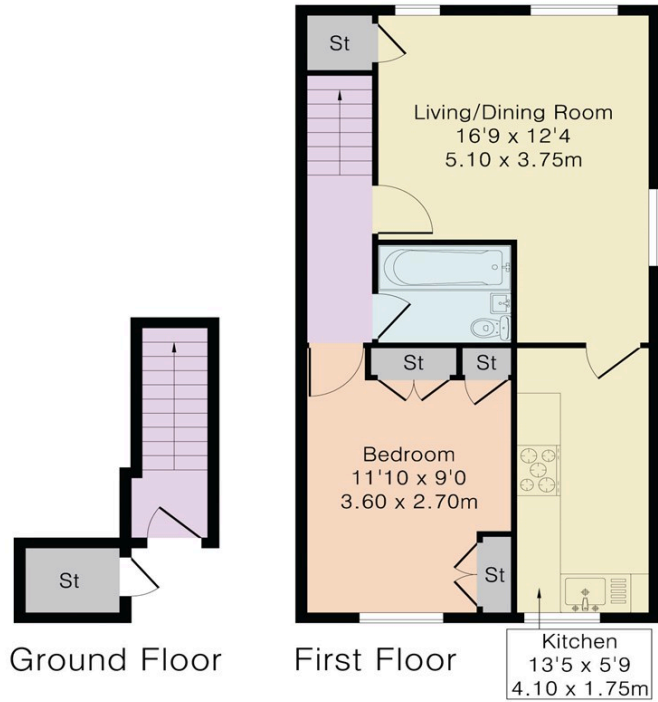
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# FLOORPLAN

**Approximate Gross Internal Area 516 sq ft - 48 sq m**

Ground Floor Area 47 sq ft - 4 sq m

First Floor Area 469 sq ft - 44 sq m



Ground Floor

First Floor

Kitchen  
13'5 x 5'9  
4.10 x 1.75m