

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



OSBERT HOUSE, NOTLEY PLACE EMMER GREEN, READING, RG4 8PW

£1,795 pcm

A superb ground floor apartment forming part of an elegant Grade II listed Georgian conversion set in an exclusive gated development within 500yds of Emmer Green shops, half a mile from central Caversham and within 1.5 miles of Reading train station. Benefiting from 24ft lounge / dining room, two double bedrooms and two bathrooms. Offered to the market Furnished and 7th August.

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £437.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2,186.54 (based on the advertised rent)

EPC Rating: E- Council Tax Band: D.

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

COMMUNAL ENTRANCE HALL

Oak panelled impressive communal entrance hall with open feature fireplace, exposed wooden floors and front door to apartment

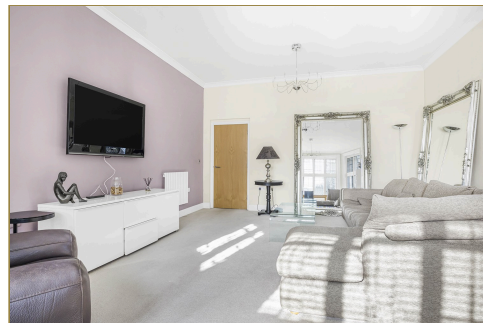
**ENTRANCE HALL**

Electric radiator, cupboard housing water tank and doors leading to:

**LOUNGE/DINING ROOM**

24'8 (7.52m) x 17'3 (5.26m)

Side and front aspect sash bay windows and electric radiator



DINING AREA**KITCHEN**

11'0 (3.35m) x 6'10 (2.08m)

Modern kitchen with a range of base and eye level units, appliances including integrated fridge / freezer, electric oven, electric hob and washing machine. Side aspect window and radiator

**BEDROOM ONE**

13'5 (4.09m) x 12'10 (3.91m)

Double bedroom, electric radiator and side aspect window

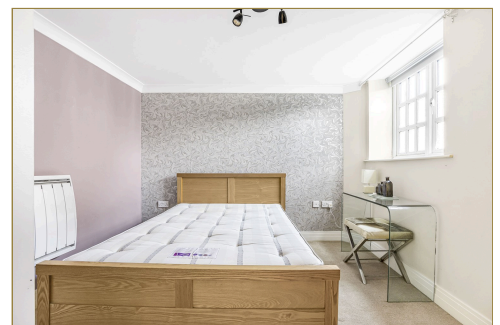
**EN SUITE SHOWER ROOM**

Comprises low level wc, basin and shower cubicle.

BEDROOM 2

12'5 (3.78m) x 9'9 (2.97m)

Double bedroom, radiator and side aspect window



FAMILY BATHROOM

Comprises low level wc, basin and bath



PARKING

Residents parking and bike store

COUNCIL TAX

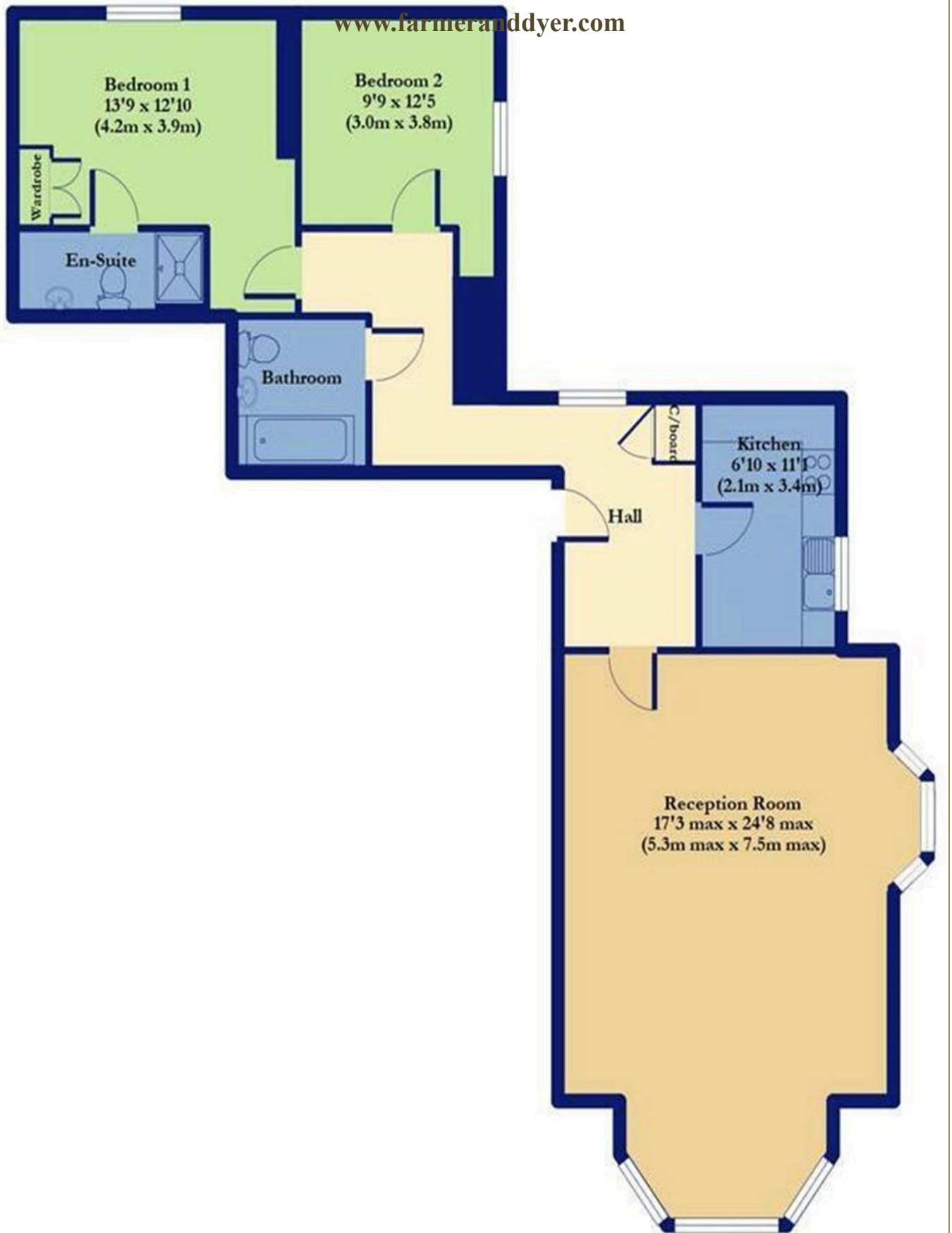
PROCEDURE

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 £53.850 per annum

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+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



APPROX GROSS INTERNAL FLOOR AREA: 945 sq. ft / 88 sq. m

Osbert House

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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