

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BALMORE PARK HOUSE, NEWLANDS AVENUE CAVERSHAM, READING, RG4 8NS**

**£1,495 pcm**

An elegant top floor apartment set in this distinguished Georgian conversion on the fringes of BALMORE PARK In a peaceful setting only a 7 MINUTE walk to Caversham centre. Unfurnished and available 18th May

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
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**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,725.00 (based on the advertised rent)

EPC Rating: C- Council Tax Band: D

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

**COMMUNAL ENTRANCE HALL**

Entry phone system, elegant communal hallway and staircase leading to top floor, personal front door to

**RECEPTION HALL**

Entry phone

**KITCHEN / BREAKFAST ROOM**

17'1 (5.21m) x 11'9 (3.58m)

Well fitted comprising base and eye level units, built-in appliances including 4-ring electric hob, split-level double oven, washing machine and fridge/freezer, space for table and chairs



**LIVING ROOM**

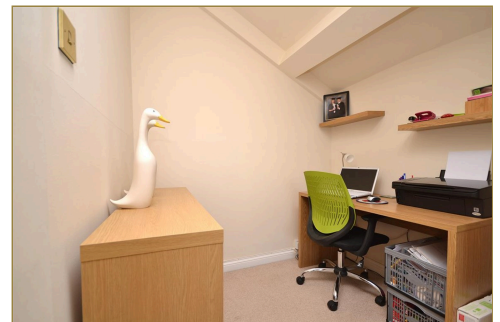
20'6 (6.25m) x 10'6 (3.2m)

Spacious living room, radiator and window



**STUDY**

Study area



**BEDROOM ONE**

14'9 (4.5m) x 14'3 (4.34m)

Incorporating dressing area, built-in double wardrobe



**BEDROOM TWO**

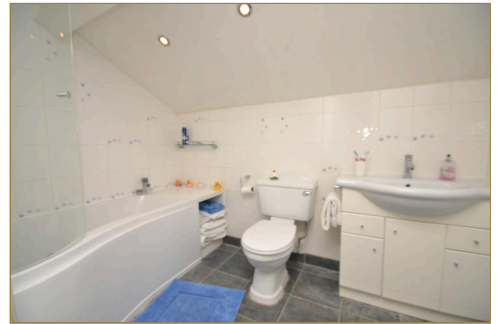
14'4 (4.37m) x 7'9 (2.36m)

Radiator and window



**BATHROOM**

Shower bath with independent shower unit and screen, wash hand basin with cupboard beneath, low level w.c., heated towel rail



**COMMUNAL GROUNDS**

Well tended grounds



**PARKING**

Allocated parking and visitors parking area

**SCHOOL CATCHMENT**

The Hill Primary School

Highdown Secondary School

**COUNCIL TAX**

Band D

**PROCEURE**

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 £44,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

