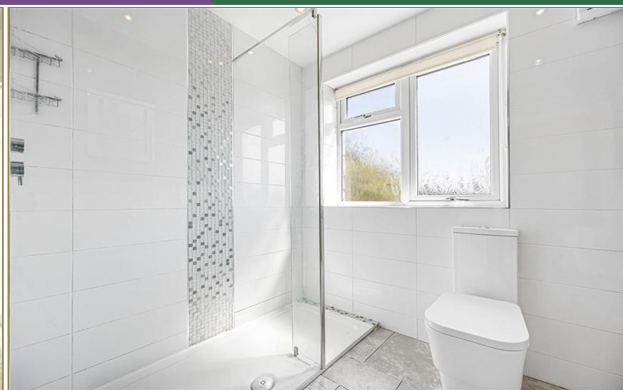


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**72 KIDMORE ROAD, CAVERSHAM
READING, RG4 7NA**

£1,295 pcm

A modern ground floor apartment, situated in Caversham Heights. The property offers a spacious open plan reception room, modern kitchen area with appliances, double bedroom, modern shower room and off road parking. Within walking distance of Caversham centre and Reading mainline train station. Offered to the market unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £298.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,494.23 (based on the advertised rent)

EPC Rating: C - Council Tax Band: B

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

COMMUNAL ENTRANCE

Communal entrance with door to personal front door

KITCHEN AREA

Modern kitchen area with a range of base and eye level units, appliances including fridge, freezer, washing machine, dishwasher, gas hob and electric oven.

**OPEN PLAN KITCHEN / LIVING / DINING AREA**

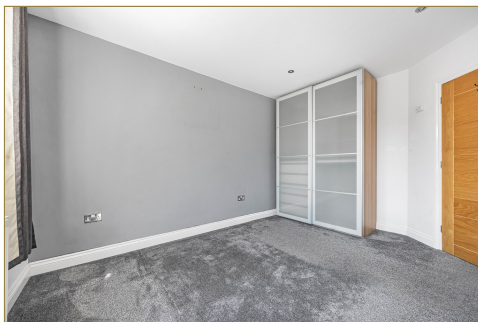
15'7 (4.75m) x 12'5 (3.78m)

Spacious living / diner area with laminate flooring, radiator and front aspect window. Doors to

**BEDROOM 1**

12'9 (3.89m) x 10'2 (3.1m)

Double bedroom, carpet, built in wardrobe, radiator and rear aspect window.



SHOWER ROOM

Comprised low level wc, basin, walk in shower, towel rail and rear aspect window

**COUNCIL TAX**

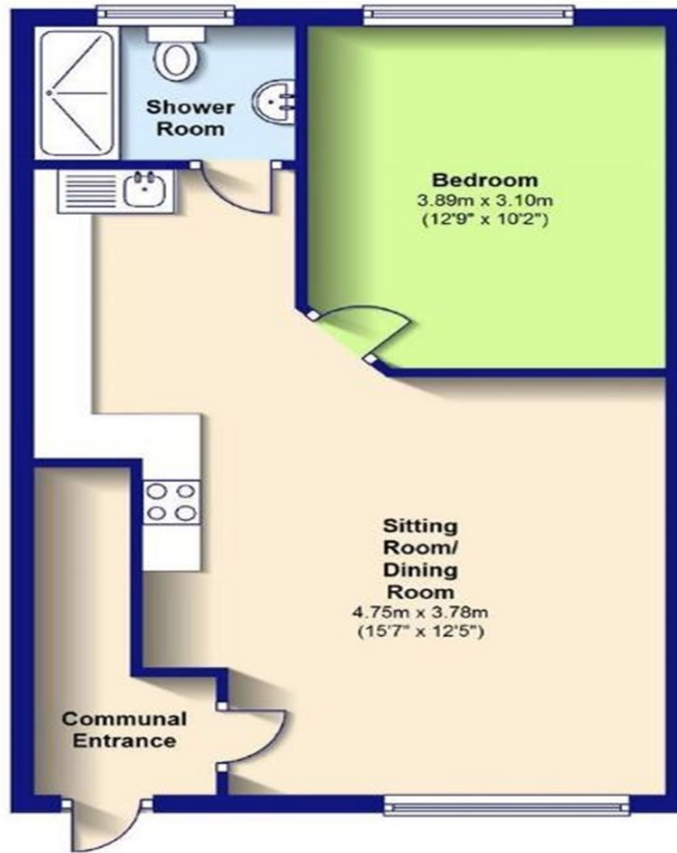
Band B

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 £38,850 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Total area: approx. 47.7 sq. metres (513.1 sq. feet)