

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE SLOPES, LOWER HENLEY ROAD CAVERSHAM, READING, RG4 5LE

£1,150 pcm

A spacious one-bedroom ground floor apartment close to Caversham centre and at walking distance of Reading train station. Benefiting from laminate flooring throughout and residents car park. Offered unfurnished and available 7th December.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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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: C Council Tax Band: C

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

HALLWAY

With laminate flooring,, two storage cupboards, electric heater and doors to

LIVING ROOM

18'1 (5.51m) x 10'2 (3.1m)

Laminate flooring, electric heater rear aspect window and door to



Kitchen

Modern kitchen with a range of base and eye level units appliances include electric cooker, fridge / freezer, dishwasher and washing machine. Front aspect window.

BEDROOM ONE

Laminate flooring, rear aspect window, electric heater



BATHROOM

Comprises low level wc, basin, bath with shower over/

COUNCIL TAX

Band C

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 £34,500 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN