

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**26 WALLER COURT, CAVERSHAM
READING, RG4 6DB**

£1,500 pcm

LET PRIOR TO MARKETING - A well presented ground floor flat within walking distance of Caversham and Reading town centres and mainline rail station. Two good sized bedrooms, the master having an en suite shower room, large living/dining room and off road parking. .

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

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £346.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1730.76 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

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

Reception 1

Bedroom 1

Bedroom 2

Bathroom

COUNCIL TAX**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 £45,000 per annum.

FLOORPLAN

For Guidance only

