

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHARNWOOD HOUSE, REMBRANDT WAY READING, RG1 6QR £1,350 pcm

A super top floor two bedroom flat with parking situated in this popular location just over a mile from Reading station and town centre. Includes 20ft living/dining room, fitted kitchen with appliances & bathroom. Unfurnished and available now ****LET PRIOR TO MARKETING****

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £311.54 based on the advertised rent), is required to reserve this property.

Deposit payable is £1,557.69 (based on the advertised rent)

EPC Rating: D Council Tax Band: C

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

COMMUNAL ENTRANCE HALL

with stairs leading to the top floor

ENTRANCE HALL

Electric heater, storage cupboard, access to loft space

LIVING/DINING ROOM

Dual aspect, two electric heaters, T.V point

KITCHEN

Fitted to comprise: worktops with one & a half sink unit, range of cupboards, electric cooker with extractor hood over, washing machine, fridge/freezer, tiled splashbacks, front aspect

BEDROOM ONE

Rear aspect, electric heater



BEDROOM TWO

Rear aspect, range of mirror fronted wardrobes, electric heater



BATHROOM

Three piece suite comprising: panelled bath with separate shower unit, w.c, pedestal wash hand basin, built in airing cupboard housing cylinder and shelving, front aspect

OUTSIDE - PARKING

There are communal grounds and residents parking



DISTANCES

Reading West Station - 1.1 miles
 Oracle Shopping Centre - 1.3 miles
 Reading Mainline Station - 1.6 miles
 M4 J11 - 3 miles

COUNCIL TAX

Band C

PROCEDURE

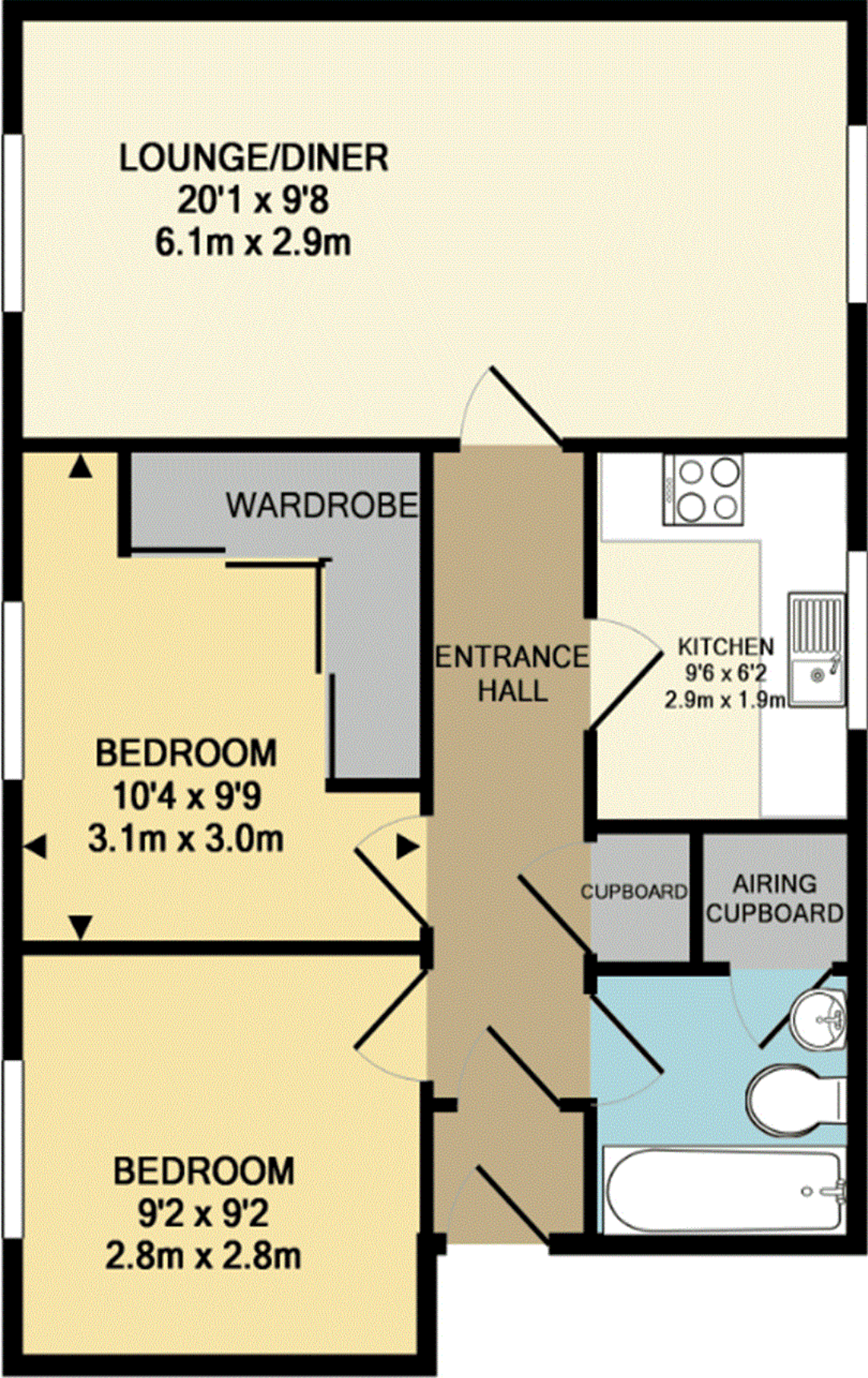
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £40,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

