

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**DONKIN HILL, CAVERSHAM
READING, RG4 5DG**

£1,200 pcm

LET PRIOR TO MARKETING - Superb open plan apartment only 3 MINUTE WALK TO LOCAL SHOPS & only a FOUR MINUTE DRIVE to Reading mainline station. Off road parking & ENCLOSED GARDEN. Unfurnished & available October

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £276.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1384.62 (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

HALLWAY

Communal hallway with storage cupboard.

KITCHEN AREA

Modern kitchen area with a range of eye & base level white units with appliances including fridge/freezer, washing machine electric oven & hob

LIVING AREA

Good sized living area with ample room for a table & chairs.
Benefiting from wooden flooring.



BEDROOM ONE

Spacious double bedroom with wooden flooring & patio doors giving access to the rear garden



BATHROOM

Modern bathroom comprises three piece white suite with shower over bath.



GARDEN

Enclosed low maintenance private rear garden



PARKING

Off road parking for one car

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 £36,000 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT