

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DURHAM HOUSE, 30 SYMEON PLACE CAVERSHAM HEIGHTS, READING, RG4 7DJ

£1,350 pcm

A well presented one bedroom second floor apartment located in a lovely development in Caversham Heights. Situated within walking distance of many local shops & amenities. Allocated parking & lift. Furnished. Available 3rd November.

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 £321.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1788.46 (based on the advertised rent)

EPC Rating: B - Council Tax Band: D

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

RECEPTION

Large open plan living accommodation with wooden flooring throughout. Spacious living area with 2 two seater sofa's & dining table & chairs. The property further benefits from a lift, phone entry system & alarm.

**KITCHEN AREA**

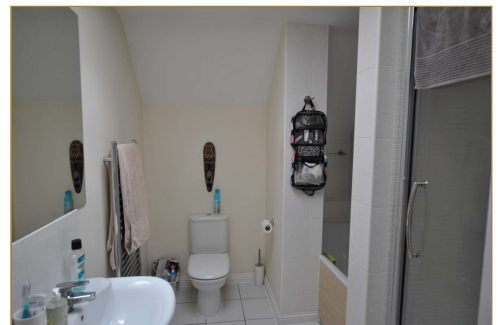
Modern kitchen area comprising gas hob, electric oven, dishwasher, fridge/freezer, washer/dryer & built in microwave

**BEDROOM ONE**

Spacious double bedroom with wooden flooring & small dressing room or study.

**BATHROOM**

Lovely family bathroom comprising of white basin, wc, bath & separate shower cubicle with electric shower.

**PARKING**

Allocated parking for one car & visitors parking

COUNCIL TAX

Band D

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 £41,850 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B	85	86	(81-91) B	85	85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

