

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**34 ARDLER ROAD, CAVERSHAM**  
**READING, RG4 5AE**  
**£1,195 pcm**

A modern split level maisonette only a 16 MINUTE WALK to Reading town centre & only a 10 minute walk to Caversham centre. Offering open plan living & off road parking. Unfurnished & available 11th August.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**NB**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £275.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1378.85 (based on the advertised rent)

EPC Rating: D - Council Tax Band: B

Please contact us for further information or visit our website [www.farmeranddyer.com](http://www.farmeranddyer.com)

**KITCHEN AREA**

Modern kitchen offering a range of base & eye level units with appliances including fridge/freezer, washer/dryer, dishwasher, electric oven & hob.

**LIVING AREA**

Spacious living area with laminate floor, benefiting from large built in storage cupboard.

**BATHROOM**

Comprises three piece white suite with shower over bath.

**BEDROOM**

Large double bedroom with rear aspect window.

**COUNCIL TAX**

Band B

**PARKING**

Residents car park

**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 £35,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

### FLOORPLAN

For guidance only

