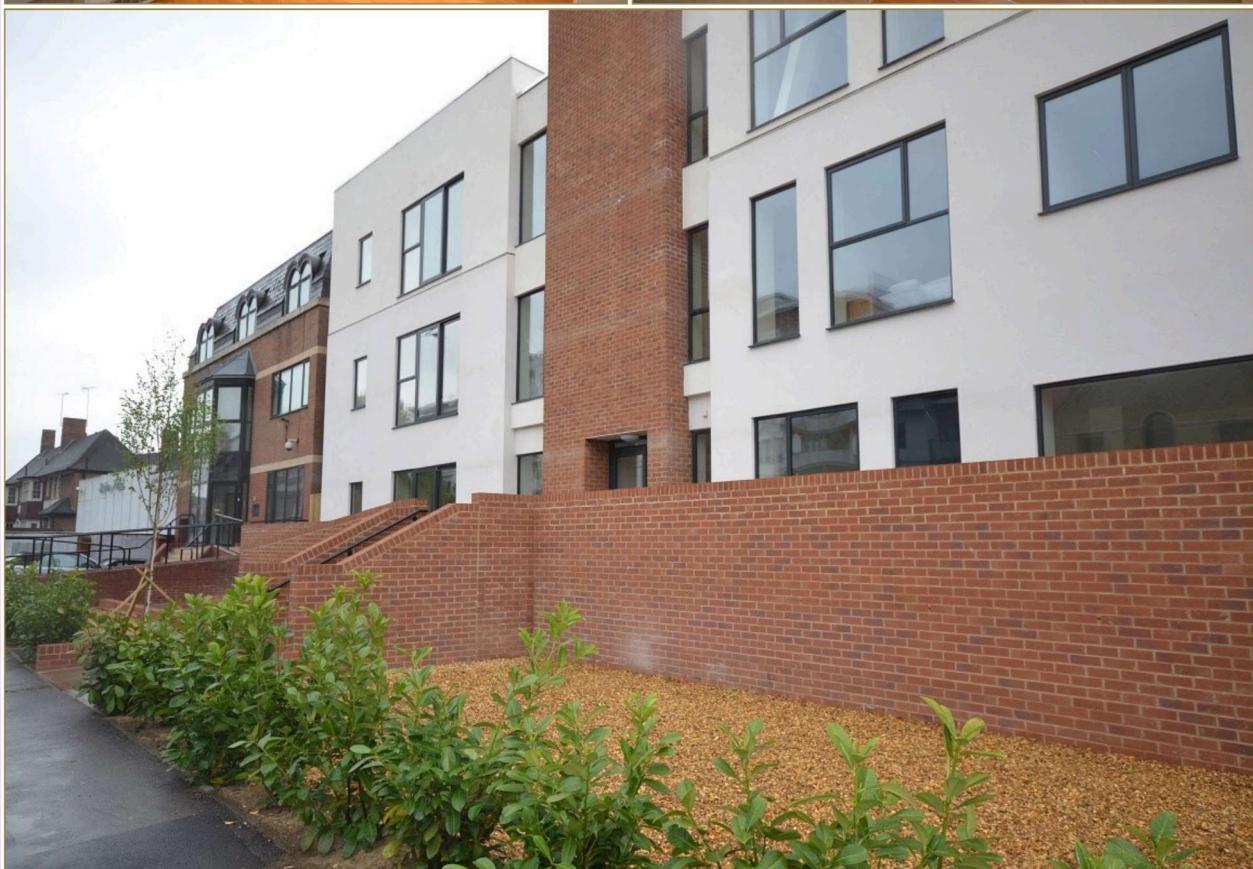


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KINGS ROAD  
READING, RG1 4JG**

**£200,000**

A very well presented first floor apartment within a 15 MINUTE walk of Reading town centre.  
Benefiting from open-plan living and undercroft parking for one car. No chain

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)

**ENTRANCE HALL**

Entry phone system, large walk-in cupboard

**LIVING ROOM/KITCHEN**

19'5 (5.92m) x 15'3 (4.65m)

Rear aspect double glazed windows, electric heaters, access to

KITCHEN AREA includes electric oven & hob with extractor hood above, dishwasher, washer/dryer and fridge/freezer

**BEDROOM**

13' (3.96m) x 10'3 (3.12m)

Rear aspect double glazed window, electric heater, cupboard with hanging space and shelving

**BATHROOM**

Rear aspect obscure double glazed window, white suite comprising bath with mixer taps and shower attachment, shower screen, wash hand basin, low level w.c., heated towel rail

**PARKING**

Undercroft parking space for one car, bike store

**TENURE**

Leasehold

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**COUNCIL TAX**

Band B

**APPROXIMATE MONTHLY RENTAL**

£1,195.00

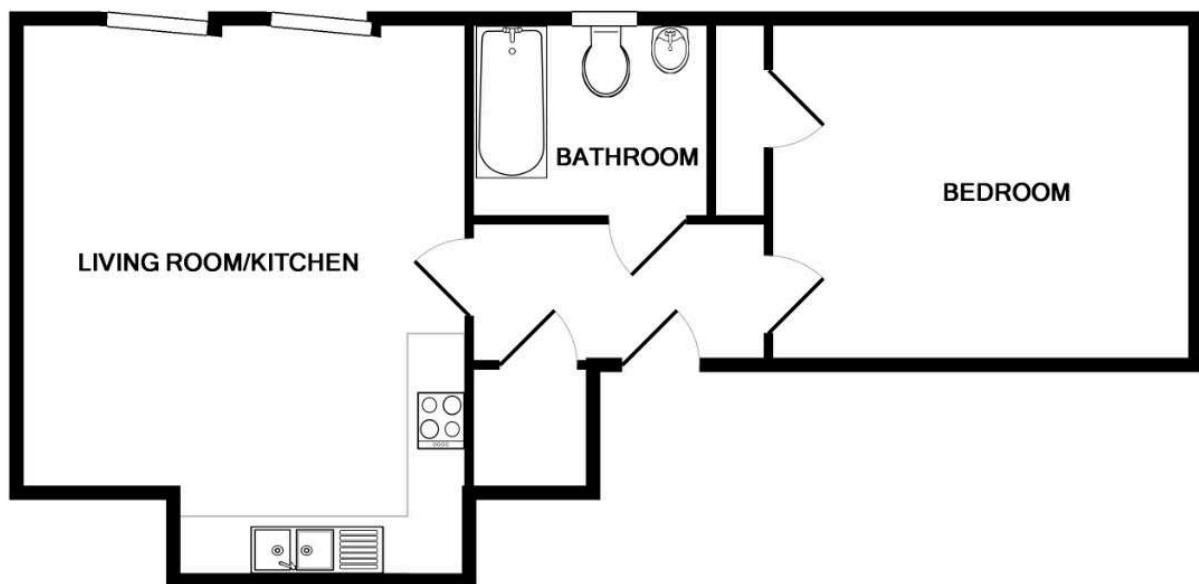
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2075-3050-4205-1805-7200>

**FLOOR PLAN**

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2015